VILLAGE OF MCFARLAND | **Joint Review Board** | *NOTICE OF PUBLIC MEETING*

Tuesday, June 20, 2023 | **3:00 PM** | **McFarland Municipal Center** *Community Room*

AGENDA

You are invited to this meeting through a Zoom webinar. The public may attend in-person or remotely through the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:
https://us02web.zoom.us/j/84546420006

Or by Telephone: +1 (312) 626-6799
Webinar ID: 845 4642 0006
Press *9 to raise/lower hand. Press *6 to mute/unmute.

1. CALL TO ORDER.

2. ROLL CALL.

3. PUBLIC APPEARANCES.

    a. This is an opportunity for members of the public to address the Village Board for items that are not on the agenda. Please remember this is a hybrid meeting conducted in person and through the Zoom online meeting platform. Meeting attendees wishing to address the Board about items not on the agenda may do so at this time. Zoom attendees should type their name and address in the Question and Answer feature within the Zoom online meeting platform at this time. Members of the public who are present in person and wish to address the Board should fill out a public comment form and turn into the meeting chairperson. When you are called upon to speak, state your name, address, and provide your comments to the Board for their consideration. Please adhere to the 3-minute time limit. Additionally, you may send your public comments to village.clerk@mcfarland.wi.us to be included as part of the meeting.

        Members of the public may also speak during their selected agenda item as they designate on the public comment form or in the Question and Answer feature on Zoom.

4. APPROVAL OF MINUTES

    a. Motion to approve the minutes of the June 30, 2021 Joint Board of Review meeting

    b. Motion to approve the minutes of the July 13, 2022 Joint Board of Review meeting

5. BUSINESS.

    a. Discussion and action to accept the 2022 Annual Report for Tax Increment District #3.

    b. Discussion and action to accept the 2022 Annual Report for Tax Increment District #4.

    c. Discussion and action to accept the 2022 Annual Report for Tax Increment District #5.

6. SCHEDULE NEXT MEETING DATE

a. To be determined

7. ADJOURNMENT.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format should contact the McFarland Municipal Center at (608)838-3153, 5915 Milwaukee Street, McFarland, Wisconsin, or village.clerk@mcfarland.wi.us by 2:00 p.m. at least 5 business days prior to the meeting so that any necessary arrangements can be made to accommodate each request. If the meeting or request is less than 5 business days from the meeting, requests for accommodations may still be made and reasonable efforts will be made to accommodate each request.

VILLAGE OF MCFARLAND *NOTICE OF PUBLIC MEETING*

Joint Review Board

Wednesday, June 30, 2021 **4:00 PM** **McFarland Municipal Center**
Community Room

DRAFT MINUTES

1. CALL TO ORDER.

   Carolyn Clow called the meeting to order at 4:00pm.

2. ATTENDANCE/ROLL CALL.

   Members present included: Carolyn Clow (Village President), Adam Gallagher (Dane County), Jeff Mahoney (McFarland School District), Laurie Grigg (MATC). Staff present: Andrew Bremer (McFarland Community & Economic Development Director).

3. PUBLIC APPEARANCES.

   None.

4. BUSINESS.

   a. Discussion and action to appoint a chair person for the Joint Review Board for the Village of McFarland for Tax Increment Finance Districts #3, #4, and #5.

      Clow noted that Erik Thoresen had resigned as the Public Member of the Joint Review Board. Erik also served as the chair; therefore, a new chair would need to be elected, noting that a nomination to fill the Public Member position will be provided for the next Joint Review Board meeting. Motion by Mahoney to nominated Clow as Joint Review Board Chair for TIDs #3, #4, #5. Seconded by Gallagher. Motion passed 3-0.

   b. Discussion and action to approve the minutes of June 18, 2020 meeting.

      Motion by Gallagher, seconded by Mahoney, to approve the minutes as submitted. Motion passed 3-0.

   c. Discussion and action to accept the 2020 Annual Report for Tax Incremental District #3.

      Bremer reviewed the TID Annual Report provided in the packet. Motion by Mahoney, seconded by Clow, to accept the 2020 Annual Report for Tax Increment District #3. Motion passed 4-0.

   d. Discussion and action to accept the 2020 Annual Report for Tax Incremental District #4.

      Bremer reviewed the TID Annual Report provided in the packet. Motion by Mahoney, seconded by Grigg, to accept the 2020 Annual Report for Tax Increment District #4. Motion passed 4-0.

   e. Discussion and action to accept the 2020 Annual Report for Tax Incremental District #5.

      Bremer reviewed the TID Annual Report provided in the packet. Motion by Clow, seconded by Mahoney, to accept the 2020 Annual Report for Tax Increment District #5. Motion passed 4-0.

5. ADJOURNMENT.

   Motion by Clow, second by Gallagher, to adjourn at 4:18 p.m.

Respectfully submitted,
Andrew Bremer
Village Community & Economic Development Director.

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Joint Review Board
July 13, 2022

Working - DRAFT MINUTES

1. CALL TO ORDER.

   Carolyn Clow called the meeting to order at 4:03 pm.

2. ATTENDANCE/ROLL CALL.

   Members present: Carolyn Clow (Village President), Adam Gallagher (Dane County), Jeff Mahoney (McFarland School District), Laurie Grigg (MATC), Tammy Olson (Public Member).

   Staff present: Andrew Bremer (McFarland Community & Economic Development Director) Karen Knoll (CED Specialist).

3. PUBLIC APPEARANCES.

   None.

4. BUSINESS.

   a. Discussion and possible action to appoint Tammy Olson as the Public Member to the Joint Review Board for the Village of McFarland Tax Increment Finance Districts #3, #4, and #5.

      Clow indicated Eric Thoresen stepped down after the June 31, 2021 meeting and the position of Public Member is currently vacant.

      Mahoney moved to appoint Tammy Olson as the Public Member to the Joint Review Board for the Village of McFarland Tax Increment Finance Districts #3, #4, and #5. Gallagher seconded the motion. Motion carried 4-0.

      Olson joined the meeting at 4:05 p.m.

   b. Discussion and possible action to accept the 2021 Annual Report for Tax Increment District #3.

      Bremer reviewed the annual report for TID #3 as included in packets with members.

      Mahoney moved to approve the 2021 Annual Report for tax increment District #3. Gallagher seconded the motion. Motion carried 5-0.

   c. Discussion and possible action to accept the 2021 Annual Report for Tax Increment District #4

      Bremer reviewed the annual report for TID #4 as included in packets with members.

Mahoney moved to approve the 2021 Annual Report for tax increment District #4. Grigg seconded the motion. Motion carried 5-0.

d. Discussion and possible action to accept the 2021 Annual Report for Tax Increment District #5.

Bremer reviewed the annual report for TID #5 as included in packets with members.

Mahoney moved to approve the 2021 Annual Report for TID #5. Olson seconded the motion. Motion carried 5-0.

5. SCHEDULE NEXT MEETING DATE

To be determined

6. ADJOURNMENT

Mahoney moved to adjourn. Clow called the meeting adjourned by unanimous consent. Meeting adjourned at 4:21 p.m.

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SUMMARY SHEET

MEETING DATE: **Tuesday, June 20, 2023**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and action to accept the 2022 Annual Report for Tax Increment District #3.**

PREVIOUS ACTION:

ISSUE SUMMARY:

Executive Summary

ACT 257 was created by the State of Wisconsin as a means to require municipalities to hold annual Joint Review Board meetings with the express purpose to review an annual report of each TIF District with the other overlying taxing jurisdictions. Several financial metrics are required to be provided in order to demonstrate the TID's performance over time. The Village is fortunate that it has been preparing this type of annual report voluntarily through its annual auditing process since at least 2006. This cover memorandum is provided as a summary of the year in review and an introduction to the financial statements and WDOR PE-300 forms prepared for the year 2022.

TID #3 2022 Annual Report Highlights

TID #3 was created as a post 1995 Industrial TID on August 9, 2004. It is scheduled to expire on August 9, 2027, and not presently forecasted for closure prior to this date. The 2022 Tax Increment Value of the District was $66,652,700, up from $47,658,500 in 2021. The twenty percent increase in tax increment value was largely due to market increases in property values throughout the district. TID #3 has done very well with a positive fund balance of $936,693 at the end of 2022. In 2022, the TID collected $965,291 in tax increment, up from $930,641 the prior year, and anticipated to increase to $1,196,495 in 2023. TID #3 also serves as a donor to TID #4 as authorized by the JRB on July 14, 2015. The expenditure period for TID #3 expired on August 9, 2022. The District still has about $6M in unexpended funds authorized in its Project Plan that for a variety of reasons were not able to be completed prior to the expenditure period. The Village is considering developing a new overlay TIF District to be able to continue to utilize this financial tool to revitalize blighted and underutilized properties and complete additional public works projects that were not able to be completed prior to the TID #3 expenditure period.

2022 New Project/Development Highlights:

1. 4908 Terminal Drive. The Village approved a fourth phase of Waubesa Village (4908 Terminal Drive), a 27-unit apartment building. This development project includes 4902 Terminal Drive, a previous Village parcel that was purchased for the purpose of

VILLAGE OF
McFarland

redeveloping the former single-family home located on the parcel. Construction of the building finished in the Spring of 2023 and the full value for this fourth phase (~$3.8M) will be achieved as of January 1, 2024.

2. 4313 Triangle Street. In 2020, the Village purchased 4313 Triangle Street to eliminate blight and assemble properties near Meinders Road as previous plans had called for. In 2021, a local business, CTW Flooring, received approval to construct a 27,000 square foot office and warehouse facility for a subsidiary business Wisco Cabinets. Construction of the building finished in the Spring of 2023 and the full value (~$2.35M) will be achieved as of January 1, 2024.
3. 4901 Terminal Drive. The Village acquired this property for future redevelopment opportunities.
4. Terminal Drive Reconstruction. The Village completed reconstruction of Terminal Drive from Siggelkow Road north approximately 1,800 feet to Lift Station #4. The project consisted of conversion of the road from a rural to urban cross section, including a new recreational path on the west side of the road, sidewalks on the east side, curb and gutter, and new street lighting. The Village plans to complete the remaining portion of Terminal Drive from Lift Station #4 to USH 51 in 2027. This project is anticipated to be included in a future overlay TIF District.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Motion, second, to accept the 2022 Annual Report for Tax Increment District #3.

ATTACHMENTS:
1. 13154-TID003-Annual Report-2022
2. Village of McFarland - TID 3 - Final

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

Section 1 - Municipality and TID					
Co-muni code 13154	Municipality MCFARLAND		County DANE	Due date 07/03/2023	Report type ORIGINAL
TID number 003	TID type 4	TID name MCF TID 003	Creation date 08/09/2004	Mandatory termination date 08/09/2027	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	**$1,469,944**

Section 3 - Revenue	Amount
Tax increment	$965,291
Investment income	$38,550
Debt proceeds	$1,689,183
Special assessments	$0
Shared revenue	$52,721
Sale of property	$0
Allocation from another TID	
Developer guarantees	
Developer name Ezra Properties	$19,484
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	**$2,765,229**

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

Section 4 - Expenditures	Amount
Capital expenditures	$1,818,491
Administration	$57,128
Professional services	$20,444
Interest and fiscal charges	$54,517
DOR fees	$150
Discount on long-term debt	$0
Debt issuance costs	$0
Principal on long-term debt	$295,000
Environmental costs	$0
Real property assembly costs	
Allocation to another TID	
TID number 004	$702,750
Developer grants	
Developer name Ezra Properties	$0
Transfer to other funds	
Other expenditures	
Total Expenditures	$2,948,480

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$1,286,693
Future costs	$19,277,435
Future revenue	$21,818,400
Surplus or deficit	$3,827,658

Section 6 - Preparer/Contact Information	
Preparer name Andrew Bremer	Preparer title Community & Economic Development Director
Preparer email andrew.bremer@mcfarland.wi.us	Preparer phone (608) 838-3154
Contact name Matt Schuenke	Contact title Village Administrator
Contact email matt.schuenke@mcfarland.wi.us	Contact phone (608) 838-2303

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

Submission Information	
Co-muni code	13154
TID number	003
Submission date	06-15-2023 01:47 PM
Confirmation	TIDAR20220383O1686854792300
Submission type	ORIGINAL

bakertilly

Village of McFarland
Tax Incremental District No. 3

Financial Statements and
Supplementary Information

December 31, 2022

Table of Contents
December 31, 2022

Accountants' Compilation Report

To the Village Board of
Village of McFarland

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses, and Status of Funds of the Village of McFarland's Tax Incremental District No. 3 (District) as of and for the year ended December 31, 2022 and from the date of creation through December 31, 2022, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the *Accounting and Review Services Committee* of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to, and do not, present fairly the financial position of the Village of McFarland as of December 31, 2022, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. This information is the representation of management. This information was subject to our compilation engagement; however, we have not audited or reviewed the information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such information.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economical, or historical context.

Baker Tilly US, LLP

Madison, Wisconsin
March 23, 2023

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Balance Sheet
December 31, 2022

	Capital Projects Fund
Assets	
Cash and investments	$ 782,358
Taxes receivable	1,196,495
Accounts receivable	19,484
Advances to village funds	484,966
Total assets	$ 2,483,303
Liabilities, Deferred Inflows of Resources and Fund Balance	
Liabilities	
Accounts payable	$ 115
Total liabilities	115
Deferred Inflows of Resources	
Unearned revenue	1,196,495
Total deferred inflows of resources	1,196,495
Fund Balance	
Restricted	1,286,693
Total liabilities, deferred inflows of resources and fund balance	$ 2,483,303

See notes to financial statements

Village of McFarland Tax Incremental District No. 3

Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered
Through Tax Increments
Year Ended December 31, 2022 and From the Date of Creation Through December 31, 2022

	Year Ended	From Date of Creation
Project Costs		
Capital expenditures	$ 1,818,491	$ 4,773,320
Developer payments	-	3,642,370
Administration (in-house)	57,278	625,444
Professional services	20,444	266,697
Subsidy to TIF No. 4	702,750	2,529,889
Interest on advance	-	38,446
Interest and fiscal charges	54,517	2,287,134
Total project costs	2,653,480	14,163,300
Project Revenues		
Tax increments	965,291	12,229,039
Developer guarantees	19,484	635,529
Exempt computer aid	52,721	303,472
Licenses and permits	-	8,152
Investment income	38,550	130,790
Interest on advances	-	14,061
Rent	-	85,849
Miscellaneous	-	5,139
Debt premium	31,183	74,962
Total project revenues	1,107,229	13,486,993
Net cost recoverable through TIF increments, December 31, 2022	$ 1,546,251	$ 676,307
Reconciliation of Recoverable Costs		
G.O. debt outstanding		$ 1,963,000
Less fund balance		(1,286,693)
Net cost recoverable through TIF increments, December 31, 2022		$ 676,307

See notes to financial statements

Village of McFarland Tax Incremental District No. 3

Historical Summary of Sources, Uses and Status of Funds
Year Ended December 31, 2022 and From the Date of Creation Through December 31, 2022

	Year Ended	From Date of Creation
Sources of Funds		
Tax increments	$ 965,291	$ 12,229,039
Developer guarantees	19,484	635,529
Exempt computer aid	52,721	303,472
Licenses and permits	-	8,152
Investment income	38,550	130,790
Interest on advances	-	14,061
Rent	-	85,849
Miscellaneous	-	5,139
Debt premium	31,183	74,962
Long-term debt issued	1,658,000	9,013,000
Total sources of funds	2,765,229	22,499,993
Uses of Funds		
Capital expenditures	1,818,491	4,773,320
Developer payments	-	3,642,370
Administration (in-house)	57,278	625,444
Professional services	20,444	266,697
Subsidy to TIF No. 4	702,750	2,529,889
Interest on advance	-	38,446
Interest and fiscal charges	54,517	2,287,134
Principal on long-term debt	295,000	7,050,000
Total uses of funds	2,948,480	21,213,300
Excess of sources of funds over uses of funds	(183,251)	1,286,693
Fund Balance, Beginning	1,469,944	-
Fund Balance, Ending	$ 1,286,693	$ 1,286,693

See notes to financial statements

1. Summary of Significant Accounting Policies

The accounting policies of the Village of McFarland, Wisconsin's Tax Incremental District No. 3 (the District) conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The Village of McFarland (the Village) has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of Tax Incremental District (TID) No. 3. The accompanying financial statements reflect all the significant operations of the Village of McFarland's Tax Incremental District No. 3. The accompanying financial statements do not include the full presentation of the Village of McFarland.

Description of Fund Structure and Long-Term Debt

This report contains the financial information of the Village of McFarland's Tax Incremental District No. 3. The summary statements were prepared from data recorded in the following funds and the Village's long-term debt:

General Fund
Capital Projects Fund

Detailed descriptions of the purpose of these funds and long-term debt can be found in the Village of McFarland's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

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 a tax increment.

The statutes allow the District to collect tax increments until the net project cost has been fully recovered, or until 23 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the Village of McFarland. Project costs may be incurred up to five years before the unextended termination date of the District.

Original Project Plan	Creation Date	Last Date to Incur Project Costs	Last Year to Collect Increment
TID No. 3	08/09/04	08/09/22	2028

Plan Amendments	Adoption Dates	Last Date to Incur Project Costs	Last Year to Collect Increment
Amendment 1	12/10/07	08/09/22	2028
Amendment 2	06/22/15	01/14/28	2034

Basis of Accounting

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Measurement Focus

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

Project Plan Budget

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

Long-Term Debt

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

Claims and Judgments

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

2. Cash and Temporary Investments

The District invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

The District, as a fund of the Village of McFarland, maintains common cash and investment accounts at the same financial institutions utilized by the Village of McFarland. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the Village of McFarland as an individual municipality, and, accordingly, the amount of insured funds is not determinable for the District.

3. Long-Term Debt

General Obligation Debt

All general obligation notes and bonds payable are backed by the full faith and credit of the Village of McFarland. Notes and bonds borrowed to finance the District's expenditures will be retired by tax increments accumulated by the TIF District No. 3 fund. If those revenues are not sufficient, payments will be made by future tax levies or utility revenues, as applicable.

Title of Issue	Date of Issue	Due Date	Interest Rate	Original Indebtedness	Repaid	Balance 12/31/2022
2004 BANS	12/28/04	12/31/09	4.50 %	$ 1,535,000	$ 1,535,000	$ -
2005 BANS	05/15/05	09/01/09	3.50	1,420,000	1,420,000	-
2008 Taxable G.O. Promissory Notes	12/15/08	12/01/17	4.50-6.15	2,635,000	2,635,000	-
2008 G.O. Refunding Bonds	12/15/08	12/01/23	4.50-4.75	1,415,000	1,110,000	305,000
2008 State Trust Fund Loan	03/25/08	03/15/23	4.75	140,000	140,000	-
2008 G.O. Promissory Notes	12/15/08	12/01/18	4.00-4.25	210,000	210,000	-
2022 G.O Promissory Notes	03/24/22	03/01/27	3.00	1,658,000	-	1,658,000
Total				$ 9,013,000	$ 7,050,000	$ 1,963,000

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

	Principal	Interest	Total
Years ending December 31:			
2023	$ 598,000	$ 80,762	$ 678,762
2024	325,000	36,075	361,075
2025	335,000	26,175	361,175
2026	345,000	15,975	360,975
2027	360,000	5,400	365,400
Total	$ 1,963,000	$ 164,387	$ 2,127,387

4. Advances To Village Funds

Beginning in 2016, TID No. 3 advanced funds to TID No. 4 to cover the deficiency of revenues over expenditures and other financing sources in TID No. 4. The District was charging interest on the advance based on the average outstanding advance balance during the year at a floating interest rate. The District has forgiven outstanding advances to TID No. 4, including the forgiveness as part of the approved increment sharing and subsidy to TID No. 4.

Beginning in 2019, TID No. 3. advanced funds to TID No. 5 to cover cash shortfalls. No repayment schedule has been established and no interest has been charged on the advance. The balance of the advance from TID No. 3 to TID No. 5 was $484,966 as of December 31, 2022.

5. Guaranteed Revenue

High Track, LLC

During 2004, the Village of McFarland entered into a development agreement with High Track, LLC. The agreement guarantees that the developer will pay the difference between the guaranteed tax increment and the tax increment actually levied on an annual basis. The agreement was transferred to Midwest Refrigerated Services, Inc. in 2010 as a result of a sale. Total developer guarantee payments made under the terms of this agreement were $65,763. No payments were made in 2022.

Spartan Properties and 84 Lumber

The Village also entered into development agreements with Spartan Properties and 84 Lumber under which the District provided loans to facilitate two separate redevelopment projects. Both of these development agreements guarantee certain minimum assessed valuations for the properties in the year following the completion of construction. If the actual assessed values fall short of the guaranteed assessment amounts, the developers are obligated to make additional payments to the Village equivalent to the property taxes that would have been due on the shortfall in valuation. Total payments made to the District under the terms of these agreements were $450,592. No payments were made in 2022.

Waubesa Village

In 2015, the Village of McFarland entered into a development agreement with Waubesa Village, LLC. The agreement guarantees that Waubesa Village, LLC shall pay the difference between the guaranteed tax increment and the tax increment actually levied. Total shortfall payments of $73,898 were received according to the terms of this agreement from the years 2017 through 2021. No payments were made in 2022.

Ezra Properties

In 2019, the Village of McFarland entered into a development agreement with Ezra Properties, LLC. The agreement guarantees that Ezra Properties, LLC shall pay the difference between the guaranteed tax increment and the tax increment actually levied for the tax year commencing January 1, 2021. Total payments of $45,276 have been made to the Village through year end with $19,484 of the total related to 2022.

6. Increment Sharing

As allowable under TIF statutes, the Village of McFarland may share positive TIF increments. In 2015, the Village of McFarland and the joint review board approved sharing increments from TID No. 3 (Donor District) to TID No. 4 (Donee District). Transfers are reflected as recoverable costs in the Donor District, and as project revenues in the Donee District. Transfers were approved to begin in 2015. Transfers to date total $2,529,889. TIF increment sharing is valid for the life of the Donor District or the recipient district, whichever date comes first, and the life of the Donor District may not be extended. Transfers between districts are subject to various conditions in the statutes.

7. Developer Payments

The development agreements listed in Note 5, also contain provisions allowing for development incentives to be paid from positive TIF increments related to the properties outlined in the individual development agreements. Payments made by the District to the developers are as follows:

Developer	Description	Year of Payment	Amount
High Track, LLC	Forgivable loan related to the construction of a cold storage facility and offices with a final completion value of approximately $9,000,000	2004	$ 1,500,000
Spartan Properties	Economic development assistance	2008	476,250
84 Lumber	Forgivable loan	2006	265,443
		2007	142,730
		2009	4,768
		2011	10,095
Waubesa Village, LLC	Economic development assistance	2016	545,584
		2018	350,800
		2019	9,200
Ezra Properties, LLC	Economic development assistance	2020	337,500

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Sources of Funds												
Tax increments	$ -	$ -	$ 164,170	$ 331,293	$ 462,568	$ 712,470	$ 829,770	$ 802,316	$ 753,774	$ 710,116	$ 704,314	$ 778,000
Developer guarantee	-	-	-	-	-	16,346	28,278	33,804	-	80,104	94,120	90,966
Exempt computer aid	-	-	3,244	8,725	6,345	3,339	7,832	15,273	13,760	10,495	7,114	4,784
Licenses and permits	-	-	8,152	-	-	-	-	-	-	-	-	-
Investment income	-	25,513	-	-	420	1,077	41	32	33	-	-	-
Interest on advance	-	-	-	-	-	2,457	555	440	598	445	416	802
Rent	-	-	4,500	10,800	10,800	10,800	10,974	11,100	11,100	11,100	4,675	-
Miscellaneous	-	-	-	-	-	-	-	-	238	4,679	-	-
Debt premium	-	1,545	-	-	42,234	-	-	-	-	-	-	-
Long-term debt issued	1,535,000	1,420,000	-	-	4,400,000	-	-	-	-	-	-	-
Total sources of funds	1,535,000	1,447,058	180,066	350,818	4,922,367	746,489	877,450	862,965	779,503	816,939	810,639	874,552
Uses of Funds												
Capital expenditures	464,250	627,599	245,447	19,416	216,851	21,820	134,363	1,000	143,530	239,332	6,139	-
Developer payments	1,500,000	-	265,443	142,730	476,250	4,768	-	10,095	-	-	-	-
Administration (in-house)	16,865	36,080	23,175	29,072	25,652	28,614	32,072	32,753	31,983	32,790	32,958	33,715
Professional services	13,301	6,560	17,175	7,744	14,711	4,728	24,836	5,398	10,687	2,819	11,769	10,623
Subsidy to TIF No. 4	-	-	-	-	-	-	-	-	-	-	-	-
Interest on advance	5,749	4,089	7,531	14,149	6,928	-	-	-	-	-	-	-
Interest and fiscal charges	28,100	32,359	173,727	115,091	212,218	270,964	208,986	194,449	178,311	160,376	140,728	122,064
Principal on long-term debt	-	-	-	-	-	3,250,000	325,000	345,000	360,000	380,000	345,000	365,000
Total uses of funds	2,028,265	706,687	732,498	328,202	952,610	3,580,894	725,257	588,695	724,511	815,317	536,594	531,402
Fund Balance, December 31, 2022												

Village of McFarland Tax Incremental District No. 3

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2022

	2016	2017	2018	2019	2020	2021	2022	Total	Project Plan Estimate
Sources of Funds									
Tax increments	$ 767,184	$ 796,300	$ 821,442	$ 871,381	$ 828,009	$ 930,641	$ 965,291	$ 12,229,039	$ 23,037,649
Developer guarantee	119,151	41,432	-	-	29,953	81,891	19,484	635,529	-
Exempt computer aid	3,988	5,466	5,547	5,681	52,721	96,437	52,721	303,472	-
Licenses and permits	-	-	-	-	-	-	-	8,152	-
Investment income	4,936	4,818	15,418	30,949	8,334	669	38,550	130,790	36,185
Interest on advance	4,485	-	-	2,043	1,820		-	14,061	-
Rent	-	-	-	-	-		-	85,849	-
Miscellaneous	-	-	-	-	222	-	-	5,139	447,337
Debt premium	-	-	-	-	-	-	31,183	74,962	43,779
Long-term debt issued	-	-	-	-	-	-	1,658,000	9,013,000	16,925,785
Total sources of funds	899,744	848,016	842,407	910,054	921,059	1,109,638	2,765,229	22,499,993	40,490,735
Uses of Funds									
Capital expenditures	-	-	358,000	-	476,109	973	1,818,491	4,773,320	9,639,818
Developer payments	545,584	-	350,800	9,200	337,500	-	-	3,642,370	5,000,000
Administration (in-house)	35,971	35,422	35,833	29,918	34,422	40,871	57,278	625,444	975,201
Professional services	29,958	17,114	14,079	11,539	19,189	24,023	20,444	266,697	-
Subsidy to TIF No. 4	843,658	-	245,470	79,213	217,841	440,957	702,750	2,529,889	4,373,416
Interest on advance	-	-	-	-	-	-	-	38,446	38,466
Interest and fiscal charges	101,076	66,406	66,406	66,406	54,056	40,894	54,517	2,287,134	3,538,049
Principal on long-term debt	570,000	-	-	260,000	270,000	285,000	295,000	7,050,000	16,925,785
Total uses of funds	2,126,247	118,942	1,070,588	456,276	1,409,117	832,718	2,948,480	21,213,300	40,490,735
Fund Balance, December 31, 2022								$ 1,286,693	

Village of McFarland Tax Incremental District No. 3

Detailed Schedule of Capital Expenditures and Developer Payments
From the Date of Creation Through December 31, 2022

	Actual	Estimate
Capital Expenditures and Developer Payments		
Ivywood Trail improvements	$ 408,153	$ 408,153
Siggelkow Road improvements	367,200	420,000
Sanitary sewer, Terminal Drive	816,318	1,000,000
Street improvements, Terminal Drive (urban)	1,638,939	1,846,000
Storm water improvements, Terminal Drive/Triangle St	242,020	513,665
Triangle Street improvements	706,412	1,070,000
Meinders Road improvements	19,690	232,000
USH 51 landscaping	-	250,000
Planning and engineering redevelopment plan	136,077	400,000
Marketing and business recruitment incentives	500,504	1,000,000
Economic development	3,134,143	5,000,000
Land acquisition, relocation, demolition	446,234	2,500,000
Total capital expenditures and developer payments	$ 8,415,690	$ 14,639,818

VILLAGE OF
McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, June 20, 2023**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and action to accept the 2022 Annual Report for Tax Increment District #4.**

PREVIOUS ACTION:

ISSUE SUMMARY:

Executive Summary

ACT 257 was created by the State of Wisconsin as a means to require municipalities to hold annual Joint Review Board meetings with the express purpose to review an annual report of each TIF District with the other overlying taxing jurisdictions. Several financial metrics are required to be provided in order to demonstrate the TID's performance over time. The Village is fortunate that it has been preparing this type of annual report voluntarily through its annual auditing process since at least 2006. This cover memorandum is provided as a summary of the year in review and an introduction to the financial statements and WDOR PE-300 forms prepared for the year.

TID #4 2022 Annual Report Highlights

TID #4 was created as a post 1995 Blight TID on January 14, 2008. In 2015 the Village requested, and the Department of Revenue approved, a Base Value Redetermination (BVR) of the District. The BVR adjusted the expenditure period deadline to January 14, 2028 and the termination date to January 14, 2033. The TID is not presently forecasted for closure prior to this date. TID #4 first began collecting increment in 2017 after not having collected any since its inception due to negative assessment growth caused by the Great Recession. This has contributed to its financial health as it has historically had very little revenue to offset operating costs from year to year. The 2022 Tax Increment Value of the District was $6,065,700, up from $5,033,600 in 2021. The expenses for this TID to date have been supported by advances from TID #3 and debt service (which was paid by the advances). In 2021 the TID posted its first positive year-end fund balance of $223,674. This was due to the Village converting the balance of TID #3 advances into a donation to TID #4. In 2022, the TID collected $101,952 in tax increment, up from $97,962 the prior year, and anticipated to increase to $108,886 in 2023. The District still has about $5.2M in unexpended funds authorized in its Project Plan that could be pursued in future years including streetscaping, land acquisition, public improvements, economic development, and marketing initiatives.

2022 New Project/Development Highlights:

1. 5411 Bashford Street. The Village approved a development agreement with a local

business to construct a new mixed-use development on this vacant property that was previously purchased by the Village for blight removal purposes. The development consists of a 2,500 square foot commercial business and four residential units. Building construction was completed in the Spring of 2023 and is expected to add ~$1.1M in tax value to the TID as of January 1, 2023.

2. 5802/5804 Main Street & 5307 Hough Street. The Village acquired this property for future redevelopment opportunities.
3. Municipal Center Campus Plan. Although not located in TID #4, the Village undertook a planning project to study the long-term adaptive reuse of the Municipal Center as Village Police/Fire/EMS services will be vacating the building in 2023. The creation of the plan is meant to provide recommendations regarding the renovation of the Municipal Center for the inclusion of a Community Center to serve seniors, youth, and remaining Village Departments. The future Community Center has the potential to serve as a catalyst for redevelopment of other properties in TID #4.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Motion, second, to accept the 2022 Annual Report for Tax Increment Distict #4.

ATTACHMENTS:
1. 13154-TID004-Annual Report-2022
2. Village of McFarland - TID 4 - Final

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

Section 1 - Municipality and TID					
Co-muni code **13154**	Municipality **MCFARLAND**		County **DANE**	Due date **07/03/2023**	Report type **ORIGINAL**
TID number **004**	TID type **2**	TID name **MCF TID 004**	Creation date **01/14/2008**	Mandatory termination date **01/14/2035**	Expected termination date **N/A**

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	**$-232,876**

Section 3 - Revenue		Amount
Tax increment		$97,962
Investment income		$220
Debt proceeds		$0
Special assessments		$0
Shared revenue		$12,055
Sale of property		$0
Allocation from another TID		
TID number	003	$440,957
Developer guarantees		
Developer name	McFarland House Cafe	$1,121
Transfer from other funds		
Grants		
Other revenue		
Total Revenue (deposits)		**$552,315**

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

Section 4 - Expenditures	Amount
Capital expenditures	$3,472
Administration	$30,010
Professional services	$28,213
Interest and fiscal charges	$3,920
DOR fees	$150
Discount on long-term debt	$0
Debt issuance costs	$0
Principal on long-term debt	$30,000
Environmental costs	$0
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name None	$0
Transfer to other funds	
Other expenditures	
Total Expenditures	**$95,765**

Section 5 - Ending Balance	Amount
TID fund balance at end of year	**$223,674**
Future costs	**$13,557,408**
Future revenue	**$15,696,823**
Surplus or deficit	**$2,363,089**

Section 6 - Preparer/Contact Information	
Preparer name **Andrew Bremer**	Preparer title **Community & Economic Development Director**
Preparer email **andrew.bremer@mcfarland.wi.us**	Preparer phone **(608) 838-3154**
Contact name **Matt Schuenke**	Contact title **Village Administrator**
Contact email **matt.schuenke@mcfarland.wi.us**	Contact phone **(608) 838-2303**

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

Submission Information	
Co-muni code	13154
TID number	004
Submission date	06-15-2023 01:55 PM
Confirmation	TIDAR20220383O1686855314453
Submission type	ORIGINAL

Village of McFarland
Tax Incremental District No. 4

Financial Statements and
Supplementary Information

December 31, 2022

Table of Contents
December 31, 2022

Accountants' Compilation Report

To the Village Board of
Village of McFarland

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses, and Status of Funds of the Village of McFarland's Tax Incremental District No. 4 (District) as of and for the year ended December 31, 2022 and from the date of creation through December 31, 2022, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the *Accounting and Review Services Committee* of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to, and do not, present fairly the financial position of the Village of McFarland as of December 31, 2022, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. This information is the representation of management. This information was subject to our compilation engagement; however, we have not audited or reviewed the information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such information.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economical, or historical context.

Baker Tilly US, LLP

Madison, Wisconsin
March 23, 2023

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Village of McFarland Tax Incremental District No. 4

Balance Sheet
December 31, 2022

	Capital Projects Fund
Assets	
Cash and investments	$ 365,822
Taxes receivable	108,886
Loans receivable	63,759
Total assets	$ 538,467
Liabilities, Deferred Inflows of Resources and Fund Balance	
Liabilities	
Accounts payable	$ 3,998
Total liabilities	3,998
Deferred Inflows of Resources	
Unearned revenue	108,886
Total deferred inflows of resources	108,886
Fund Balance	
Restricted	425,583
Total liabilities, deferred inflows of resources and fund balance	$ 538,467

See notes to financial statements

Village of McFarland Tax Incremental District No. 4

Historical Summary of Project Costs, Project Revenues and Net Cost to Be Recovered
Through Tax Increments
Year Ended December 31, 2022 and From the Date of Creation Through December 31, 2022

	Year Ended	From Date of Creation
Project Costs		
Capital expenditures	$ 474,743	$ 1,439,585
Developer payments	40,000	632,500
Administration (in-house)	41,142	430,383
Professional services	27,054	179,321
Interest on advance	-	18,580
Interest and fiscal charges	3,245	112,521
Total project costs	586,184	2,812,890
Project Revenues		
Tax increments	101,952	500,040
Developer guarantees	1,024	2,145
Exempt computer aid	6,903	37,046
Subsidy from TIF No. 3	702,750	2,529,889
Investment income	4,814	6,645
Loan payments	-	26,250
Miscellaneous	650	2,172
Debt premium	-	9,286
Total project revenues	818,093	3,113,473
Net costs recoverable (recovered) through tax increments, December 31, 2022	$ (231,909)	$ (300,583)

Reconciliation of Recoverable Costs	
G.O. debt outstanding	$ 125,000
Less fund balance	(425,583)
Net costs recoverable (recovered) through tax increments, December 31, 2022	$ (300,583)

See notes to financial statements

Village of McFarland Tax Incremental District No. 4

Historical Summary of Sources, Uses and Status of Funds
Year Ended December 31, 2022 and From the Date of Creation Through December 31, 2022

	Year Ended	From Date of Creation
Sources of Funds		
Tax increments	$ 101,952	$ 500,040
Developer guarantees	1,024	2,145
Exempt computer aid	6,903	37,046
Subsidy from TIF No. 3	702,750	2,529,889
Investment income	4,814	6,645
Loan payments	-	26,250
Miscellaneous	650	2,172
Debt premium	-	9,286
Long-term debt issued	-	545,000
Total sources of funds	818,093	3,658,473
Uses of Funds		
Capital expenditures	474,743	1,439,585
Developer payments	40,000	632,500
Administration (in-house)	41,142	430,383
Professional services	27,054	179,321
Interest on advance	-	18,580
Interest and fiscal charges	3,245	112,521
Principal on long-term debt	30,000	420,000
Total uses of funds	616,184	3,232,890
Excess of sources of funds over uses of funds	201,909	425,583
Fund Balance, Beginning	223,674	-
Fund Balance, Ending	$ 425,583	$ 425,583

See notes to financial statements

1. Summary of Significant Accounting Policies

The accounting policies of the Village of McFarland, Wisconsin's Tax Incremental District No. 4 (the District) conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The Village of McFarland (the Village) has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of Tax Incremental District (TID) No. 4. The accompanying financial statements reflect all the significant operations of the Village of McFarland's Tax Incremental District No. 4. The accompanying financial statements do not include the full presentation of the Village of McFarland.

Description of Fund Structure and Long-Term Debt

This report contains the financial information of the Village of McFarland's Tax Incremental District No. 4. The summary statements were prepared from data recorded in the following funds and the Village's long-term debt:

General Fund
Capital Projects Fund

Detailed descriptions of the purpose of these funds and long-term debt can be found in the Village of McFarland's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

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 a tax increment.

The statutes allow the District to collect tax increments until the net project cost has been fully recovered, or until 27 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the Village of McFarland. Project costs may be incurred up to five years before the unextended termination date of the District.

Original Project Plan

	Creation Date	Last Date to Incur Project Costs	Last Year to Collect Increment
TID No. 4	01/14/08	01/14/30	2035

Plan Amendment

	Adoption Date	Last Date to Incur Project Costs	Last Year to Collect Increment
Amendment 1	06/22/15	01/14/30	2035

Basis of Accounting

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Measurement Focus

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

Project Plan Budget

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

Long-Term Debt

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

Claims and Judgments

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

2. Cash and Temporary Investments

The District invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

The District, as a fund of the Village of McFarland, maintains separate and common cash and investment accounts at the same financial institutions utilized by the Village of McFarland. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the Village of McFarland as an individual municipality, and, accordingly, the amount of insured funds is not determinable for the District.

3. Long-Term Debt

General Obligation Debt

All general obligation notes and bonds payable are backed by the full faith and credit of the Village of McFarland. Notes and bonds borrowed to finance the District's expenditures will be retired by tax increments accumulated by the Tax Incremental District No. 4 fund. If those revenues are not sufficient, payments will be made by future tax levies or utility revenues, as applicable.

Title of Issue	Date of Issue	Due Date	Interest Rate	Original Indebtedness	Repaid	Balance 12/31/2022
2008 G.O. Promissory Notes	12/15/2008	12/01/2018	4.00-4.25 %	$ 270,000	$ 270,000	$ -
2017 G.O. Promissory Notes	07/20/2017	12/01/2026	1.20-2.20	275,000	150,000	125,000
Total				$ 545,000	$ 420,000	$ 125,000

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

	Principal	Interest	Total
Years ending December 31:			
2023	$ 30,000	$ 2,570	$ 32,570
2024	30,000	1,970	31,970
2025	30,000	1,370	31,370
2026	35,000	770	35,770
Total	$ 125,000	$ 6,680	$ 131,680

4. Advances From Village Funds

Beginning in 2016, TID No. 3 advanced funds to TID No. 4 to cover the deficiency of revenues over expenditures and other financing sources in the District. TID No. 3 was charging interest on the advance based on the average outstanding advance balance during the year at a floating interest rate. TID No. 3 has forgiven outstanding advances, including the forgiveness as part of the approved increment sharing and subsidy to the District (see Note 6).

5. Guaranteed Revenue

In 2015, the Village entered into a development agreement with Farwell Place, LLC. The agreement guarantees that Farwell Place, LLC shall pay the difference between the guaranteed tax increment and the tax increment actually levied starting in 2017. The fair market value of the development generated enough increment that no supplemental increment payment was required to be made by the developer in 2017 through 2022.

In 2020, the Village of McFarland has entered into a developer agreement with McFarland House Café (MHC) and O'Hearn Ventures. Under this agreement, TID No. 4 will provide economic development assistance up to $50,000 upon certain conditions being satisfied by MHC. The agreement guarantees that MHC shall pay the difference between the guaranteed tax increment and the tax increment actually levied for the tax year commencing January 1, 2021. A total of $2,145 has been paid to the District through this agreement and related amendments, including a payment of $1,024 in 2022.

In 2022, the Village of McFarland entered into a development agreement with The Atwater, LLC and Lakestone Holdings, LLC under which TID No. 4 will provide economic development in an amount up to $305,000 upon certain conditions being satisfied by The Atwater, LLC. No payment has been made as of the end of the year.

6. Increment Sharing

As allowable under TIF statutes, the Village may share positive TIF increments. In 2015, the Village and the joint review board approved sharing increments from TID No. 3 (Donor District) to TID No. 4 (Donee District). Transfers are reflected as recoverable costs in the Donor District, and as project revenues in the Donee District. Transfers were approved to begin in 2015. TIF increment sharing is valid for the life of the Donor District or the recipient district, whichever date comes first, and the life of the Donor District may not be extended. Transfers between districts are subject to various conditions in the statutes. Total transfers to date total $2,529,889.

7. Developer Payments

The District entered into various developer agreements allowing for development incentives to be paid from positive TIF increments related to the properties outlined in the individual development agreements. Payments made by the District to the developers are as follows:

Developer	Description	Year of Payment	Amount
Washa Construction	Economic development loan/forgivable loan	2009	$ 67,500
Farwell	Economic development	2016	500,000
Hillcrest Rentals, LLC	Grant to permit the installation of an automatic fire sprinkler system	2017	25,000
O'Hearn Ventures	Economic development / forgivable loan	2022	40,000

Village of McFarland Tax Incremental District No. 4

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2022

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Sources of Funds									
Tax increments	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Developer guarantees	-	-	-	-	-	-	-	-	-
Exempt computer aid	-	-	-	730	511	822	789	1,018	1,595
Subsidy from TIF No. 3	-	-	-	-	-	-	-	-	-
Investment income	-	-	-	-	-	-	-	-	323
Loan payments	-	-	-	-	-	-	-	4,375	4,375
Miscellaneous	-	-	-	-	-	-	-	-	-
Debt premium	-	5,534	-	-	-	-	-	-	-
Long-term debt issued	-	270,000	-	-	-	-	-	-	-
Total sources of funds	-	275,534	-	730	511	822	789	5,393	6,293
Uses of Funds									
Capital expenditures	14,472	318,700	30,260	-	-	-	-	-	-
Developer payments	-	-	67,500	-	-	-	-	-	-
Administration (in-house)	-	-	29,385	32,026	32,709	31,954	32,415	32,958	37,942
Professional services	178	22,003	11,309	11,018	2,118	4,135	2,425	2,027	10,208
Interest on advance	-	1,668	789	555	440	598	445	416	802
Interest and fiscal charges	-	5,534	11,029	11,475	11,475	11,475	10,413	9,350	7,650
Principal on long-term debt	-	-	-	-	-	25,000	25,000	40,000	40,000
Total uses of funds	14,650	347,905	150,272	55,074	46,742	73,162	70,698	84,751	96,602

Fund Balance, December 31, 2022

Village of McFarland Tax Incremental District No. 4

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2022

	2016	2017	2018	2019	2020	2021	2022	Total	Project Plan Estimate
Sources of Funds									
Tax increments	$ -	$ 35,522	$ 84,834	$ 93,135	$ 86,635	$ 97,962	$ 101,952	$ 500,040	$ 5,193,704
Developer guarantees	-	-	-	-	-	1,121	1,024	2,145	-
Exempt computer aid	1,585	1,354	1,374	1,407	6,903	12,055	6,903	37,046	-
Subsidy from TIF No. 3	843,658	-	245,470	79,213	217,841	440,957	702,750	2,529,889	4,373,416
Investment income	-	-	-	677	611	220	4,814	6,645	-
Loan payments	4,375	4,375	8,750	-	-	-	-	26,250	58,576
Miscellaneous	-	-	1,300	-	222	-	650	2,172	-
Debt premium	-	3,752	-	-	-	-	-	9,286	5,534
Long-term debt issued	-	275,000	-	-	-	-	-	545,000	7,159,068
Total sources of funds	849,618	320,003	341,728	174,432	312,212	552,315	818,093	3,658,473	16,790,298
Uses of Funds									
Capital expenditures	-	240,187	206,019	14,840	136,892	3,472	474,743	1,439,585	1,720,000
Developer payments	500,000	25,000	-	-	-	-	40,000	632,500	5,600,000
Administration (in-house)	35,971	31,563	16,247	21,492	24,419	30,160	41,142	430,383	929,883
Professional services	7,454	14,410	21,848	1,620	13,301	28,213	27,054	179,321	-
Interest on advance	4,485	-	4,519	2,043	1,820	-	-	18,580	4,911
Interest and fiscal charges	5,950	3,639	7,576	5,195	4,595	3,920	3,245	112,521	1,376,436
Principal on long-term debt	140,000	-	30,000	30,000	30,000	30,000	30,000	420,000	7,159,068
Total uses of funds	693,860	314,799	286,209	75,190	211,027	95,765	616,184	3,232,890	16,790,298
Fund Balance, December 31, 2022								$ 425,583	

Village of McFarland Tax Incremental District No. 4

Detailed Schedule of Capital Expenditures and Developer Payments
From the Date of Creation Through December 31, 2022

	Actual	Project Plan Estimate
Capital Expenditures and Developer Payments		
Anthony Street improvements	$ -	$ 70,000
Bashford/Exchange Street intersection improvements (rail improvements)	154,979	300,000
Traffic signals Bashford and Exchange	-	150,000
Farwell Street water main improvements	210,676	100,000
Stormwater improvements/engineering	-	200,000
District-wide specialty landscaping, lighting, pedestrian amenities	406,019	500,000
Contingency	136,892	250,000
Redevelopment funding	1,107,243	5,600,000
Administration, planning and legal	56,276	150,000
Total capital expenditures and developer payments	$ 2,072,085	$ 7,320,000

VILLAGE OF

McFarland

SUMMARY SHEET

MEETING DATE: **Tuesday, June 20, 2023**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and action to accept the 2022 Annual Report for Tax Increment District #5.**

PREVIOUS ACTION:

ISSUE SUMMARY:

Executive Summary

ACT 257 was created by the State of Wisconsin as a means to require municipalities to hold annual Joint Review Board meetings with the express purpose to review an annual report of each TIF District with the other overlying taxing jurisdictions. Several financial metrics are required to be provided in order to demonstrate the TID's performance over time. The Village is fortunate that it has been preparing this type of annual report voluntarily through its annual auditing process since at least 2006. This cover memorandum is provided as a summary of the year in review and an introduction to the financial statements and WDOR PE-300 forms prepared for the year.

TID #5 2022 Annual Report Highlights

TID #5 was created on December 11, 2017 as a Rehabilitation and Conservation District. It is scheduled to expire in 2045 and not presently forecasted for closure prior to this date. The 2022 Tax Increment Value of the District was $12,970,400, up from $9,961,000 in 2021. The year-end fund balance within the District is ($484,966) up from ($562,507). This is primarily related to initial investments in the acquisition and redevelopment of 4719 Farwell Street. In 2022, the TID collected $201,753 in tax increment, up from $45,936 the prior year, and anticipated to increase to $232,834 in 2023. The large increase in tax increment from 2021 to 2022 is largely attributed to the tax increment created by the new Atwater (Phase 1) mixed-use development. The District still has about $14.6M in unexpended funds authorized in its Project Plan that could be pursued in future years including streetscaping, land acquisition, public improvements, economic development, and marketing initiatives.

2022 New Project/Development Highlights:

1. 4719 Farwell Street. The first major project for the District was the acquisition and redevelopment of 4719 Farwell Street. The first phase of this redevelopment project was completed in 2020 and consists of a 47-unit apartment building with two ground floor commercial spaces. The full value for this first phase (~$4.6M) was achieved as of January 1, 2022. The second phase of the project will be a standalone 12,000 square foot multi-tenant commercial building. Development of the second phase was slowed due to

the pandemic; however, the developers began construction of the new commercial building in the Fall of 2022 and the building is anticipated to be completed in the Summer of 2023. Phase 2 is anticipated to add an additional ~$1.9M in tax value to the District.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

ORDINANCE REFERENCE:

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Motion, second, to accet the 2022 Annual Report for Tax Increment District #5.

ATTACHMENTS:
1. 13154-TID005-Annual Report-2022
2. Village of McFarland - TID 5 - Final

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

Section 1 - Municipality and TID					
Co-muni code **13154**	Municipality **MCFARLAND**		County **DANE**	Due date **07/03/2023**	Report type **ORIGINAL**
TID number **005**	TID type **3**	TID name **MCF TID 005**	Creation date **12/11/2017**	Mandatory termination date **12/11/2045**	Expected termination date **N/A**

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	**$-562,507**

Section 3 - Revenue	Amount
Tax increment	$201,753
Investment income	$2,340
Debt proceeds	$0
Special assessments	$0
Shared revenue	$0
Sale of property	$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	**$204,093**

Section 4 - Expenditures	Amount
Capital expenditures	$0
Administration	$40,064
Professional services	$9,208
Interest and fiscal charges	$27,130
DOR fees	$150
Discount on long-term debt	$0
Debt issuance costs	$0
Principal on long-term debt	$50,000
Environmental costs	$0
Real property assembly costs	$0
Allocation to another TID	
Developer grants	
Developer name The Atwater and Lakestone Holdings	$0
Transfer to other funds	
Other expenditures	
Total Expenditures	**$126,552**

Section 5 - Ending Balance	Amount
TID fund balance at end of year	**$-484,966**
Future costs	**$37,056,289**
Future revenue	**$43,515,107**
Surplus or deficit	**$5,973,852**

Section 6 - Preparer/Contact Information	
Preparer name **Andrew Bremer**	Preparer title **Community & Economic Development Director**
Preparer email **andrew.bremer@mcfarland.wi.us**	Preparer phone **(608) 838-3154**
Contact name **Matt Schuenke**	Contact title **Village Administrator**
Contact email **matt.schuenke@mcfarland.wi.us**	Contact phone **(608) 838-2303**

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

Submission Information	
Co-muni code	13154
TID number	005
Submission date	06-15-2023 01:58 PM
Confirmation	TIDAR20220383O1686855514957
Submission type	ORIGINAL

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Village of McFarland
Tax Incremental District No. 5

Financial Statements and
Supplementary Information

December 31, 2022

Village of McFarland Tax Incremental District No. 5

Table of Contents
December 31, 2022

Accountants' Compilation Report

To the Village Board of
Village of McFarland

Management is responsible for the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses, and Status of Funds of the Village of McFarland's Tax Incremental District No. 5 (District) as of and for the year ended December 31, 2022 and from the date of creation through December 31, 2022, in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the *Accounting and Review Services Committee* of the American Institute of Certified Public Accountants. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

As discussed in Note 1, the financial statements present only the transactions of the District and do not purport to, and do not, present fairly the financial position of the Village of McFarland as of December 31, 2022, the changes in its financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. This information is the representation of management. This information was subject to our compilation engagement; however, we have not audited or reviewed the information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such information.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economical, or historical context.

Baker Tilly US, LLP

Madison, Wisconsin
March 23, 2023

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Village of McFarland Tax Incremental District No. 5

Balance Sheet
December 31, 2022

	Capital Projects Fund
Assets	
Taxes receivable	$ 232,834
Total assets	$ 232,834
Liabilities and Fund Balance	
Liabilities	
Advance from other fund	$ 484,966
Total liabilities	484,966
Deferred Inflows of Resources	
Unearned revenue	232,834
Total deferred inflows of resources	232,834
Fund Balance	
Unassigned (deficit)	(484,966)
Total fund balances	(484,966)
Total liabilities, deferred inflows of resources and fund balances	$ 232,834

See notes to financial statements

Village of McFarland Tax Incremental District No. 5

Historical Summary of Project Costs, Project Revenues and Net Cost to be
Recovered Through Tax Increments
Year Ended December 31, 2022 and From the Date of Creation Through December 31, 2022

	Year Ended	From Date of Creation
Project Costs		
Capital expenditures	$ -	$ 1,306,783
Developer payments	-	350,000
Administration (in-house)	40,214	107,079
Professional services	9,208	89,813
Interest and fiscal charges	27,130	156,502
Total project costs	76,552	2,010,177
Project Revenues		
Tax increments	201,753	265,397
Intergovernmental	-	250,222
Investment income	2,340	2,340
Rent	-	59,580
Debt premium	-	2,672
Total project revenues	204,093	580,211
Net cost recoverable (recovered) through TIF increments, December 31, 2022	$ (127,541)	$ 1,429,966
Reconciliation of Recoverable Costs		
G.O. debt outstanding		$ 945,000
Add fund balance deficit		484,966
Net cost recoverable through TIF increments, December 31, 2022		$ 1,429,966

See notes to financial statements

Village of McFarland Tax Incremental District No. 5

Historical Summary of Sources, Uses and Status of Funds
Year Ended December 31, 2022 and From the Date of Creation Through December 31, 2022

	Year Ended	From Date of Creation
Sources of Funds		
Tax increments	$ 201,753	$ 265,397
Intergovernmental	-	250,222
Investment income	2,340	2,340
Rent	-	59,580
Debt premium	-	2,672
Long-term debt issued	-	1,925,000
Total sources of funds	204,093	2,505,211
Uses of Funds		
Capital expenditures	-	1,306,783
Developer payments	-	350,000
Administration (in-house)	40,214	107,079
Professional services	9,208	89,813
Interest and fiscal charges	27,130	156,502
Principal on long-term debt	50,000	980,000
Total uses of funds	126,552	2,990,177
Excess (deficiency) of sources of funds over uses of funds	77,541	(484,966)
Fund Balance (Deficit), Beginning	(562,507)	-
Fund Balance (Deficit), Ending	$ (484,966)	$ (484,966)

See notes to financial statements

1. Summary of Significant Accounting Policies

The accounting policies of the Village of McFarland, Wisconsin's Tax Incremental District No. 5 (the District) conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The Village of McFarland (the Village) has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of Tax Incremental District (TID) No. 5. The accompanying financial statements reflect all the significant operations of the Village of McFarland's Tax Incremental District No. 5. The accompanying financial statements do not include the full presentation of the Village of McFarland.

Description of Fund Structure and Long-Term Debt

This report contains the financial information of the Village of McFarland's Tax Incremental District No. 5. The summary statements were prepared from data recorded in the following fund and the Village's long-term debt:

Capital Projects Fund

Detailed descriptions of the purpose of these funds and long-term debt can be found in the Village of McFarland's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

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 a tax increment.

The statutes allow the District to collect tax increments until the net project cost has been fully recovered, or until 27 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the Village of McFarland. Project costs may be incurred up to five years before the unextended termination date of the District.

Original Project Plan

	Creation Date	Last Date to Incur Project Costs	Last Year to Collect Increment
TID No. 5	12/11/17	12/11/39	2045

Basis of Accounting

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Measurement Focus

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

Project Plan Budget

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

Long-Term Debt

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

Claims and Judgments

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

2. Cash and Temporary Investments

The District invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

The District, as a fund of the Village of McFarland, maintains common cash and investment accounts at the same financial institutions utilized by the Village of McFarland. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the Village of McFarland as an individual municipality, and, accordingly, the amount of insured funds is not determinable for the District.

3. Long-Term Debt

General Obligation Debt

All general obligation notes and bonds payable are backed by the full faith and credit of the Village of McFarland. Notes and bonds borrowed to finance the District's expenditures will be retired by tax increments accumulated by the Tax Incremental District No. 5 fund. If those revenues are not sufficient, payments will be made by future tax levies.

Title of Issue	Date of Issue	Due Date	Interest Rate	Original Indebtedness	Repaid	Balance 12/31/2022
2018 STFL Notes	12/11/2018	03/15/2038	4.75 %	$ 930,000	$ 930,000	$ -
2019 G.O. Refunding Bond	08/01/2019	10/01/2038	2.10-3.05	995,000	50,000	945,000
Total				$ 1,925,000	$ 980,000	$ 945,000

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

	Principal	Interest	Total
Years ending December 31:			
2023	$ 50,000	$ 25,605	$ 75,605
2024	50,000	24,505	74,505
2025	50,000	23,355	73,355
2026	50,000	22,205	72,205
2027	55,000	20,943	75,943
2028-2032	285,000	82,550	367,550
2033-2037	335,000	36,530	371,530
2038	70,000	1,068	71,068
Total	$ 945,000	$ 236,761	$ 1,181,761

4. Advances From Village Funds

Beginning in 2019, TID No. 3. has advanced funds to TID No. 5 to cover cash shortfalls in the District. No repayment schedule has been established and no interest has been charged on the advance. The balance of the advance from TID No. 3 to TID No. 5 was $484,966 as of December 31, 2022.

5. Guaranteed Revenue

The Atwater and Lakestone Holdings

In 2019, the Village of McFarland entered into a development agreement with The Atwater, LLC and Lakestone Holdings, LLC (Developers) under which TID No. 5 will provide economic development incentives in an amount up to $350,000 upon certain conditions being satisfied by The Atwater, LLC. The agreement guarantees that The Atwater, LLC shall pay the difference between the guaranteed tax increment and the tax increment actually levied for the tax year commencing January 1, 2022. The $350,000 incentive was paid to the Developers in 2020. No guaranteed revenue payments have been required under the terms of this agreement through 2022.

Village of McFarland Tax Incremental District No. 5

Detailed Schedule of Sources, Uses and Status of Funds
From the Date of Creation Through December 31, 2022

	2018	2019	2020	2021	2022	Total	Project Plan Estimate
Sources of Funds							
Tax increments	$ -	$ -	$ 17,708	$ 45,936	$ 201,753	$ 265,397	$ 23,773,638
Intergovernmental	-	-	250,222	-	-	250,222	-
Investment income	-	-	-	-	2,340	2,340	40,439
Rent	20,283	39,297	-	-	-	59,580	-
Debt premium	-	2,672	-	-	-	2,672	-
Long-term debt issued	930,000	995,000	-	-	-	1,925,000	16,232,389
Total sources of funds	950,283	1,036,969	267,930	45,936	204,093	2,505,211	40,046,466
Uses of Funds							
Capital expenditures	1,056,783	-	250,000	-	-	1,306,783	3,450,000
Developer payments	-	-	350,000	-	-	350,000	12,782,389
Administration (in-house)	900	17,547	20,944	27,474	40,214	107,079	104,500
Professional services	25,862	34,588	5,924	14,231	9,208	89,813	104,500
Interest on advance	-	-	-	-	-	-	1,193,883
Interest and fiscal charges	3,500	65,707	32,510	27,655	27,130	156,502	6,178,805
Principal on long-term debt	-	930,000	-	-	50,000	980,000	16,232,389
Total uses of funds	1,087,045	1,047,842	659,378	69,360	126,552	2,990,177	40,046,466
Fund Balance (Deficit), December 31, 2022						$ (484,966)	

Village of McFarland Tax Incremental District No. 5

Detailed Schedule of Capital Expenditures and Developer Payments
From the Date of Creation Through December 31, 2022

	Actual	Project Plan Estimate
Capital Expenditures and Developer Payments		
Infrastructure, Farwell, Retention Pond, Blackwater Channel	$ 1,170,809	$ 3,050,000
Streetscaping improvements	135,974	400,000
Development funds/incentives	350,000	12,782,389
Total capital expenditures and developer payments	$ 1,656,783	$ 16,232,389