

Tuesday, June 24, 2025

8:45 AM

McFarland Municipal Center  
5915 Milwaukee St, McFarland  
Community Room

## AGENDA

The public may attend in-person or remotely through the Zoom webinar or telephone options listed below. *Please Note: Virtual attendance is offered as a convenience, but technical difficulties beyond the Village's control may prevent or limit its availability at any meeting. The public is encouraged to attend the meeting in person to assure full access to the proceedings.*

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/81517771559>

Or by Telephone: +1 (312) 626-6799

Webinar ID: 815 1777 1559

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 Joint Review 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 [community.development@mcfarland.wi.us](mailto:community.development@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 August 8, 2024 meeting.
5. BUSINESS.
  - a. Discussion and action to elect the Chairperson for the McFarland Joint Review Board for existing Tax Increment Districts #3, #4, #5, and #6.
  - b. Discussion and action to accept the 2024 Annual Report for Tax Increment District #3.
  - c. Discussion and action to accept the 2024 Annual Report for Tax Increment District #4.
  - d. Discussion and action to accept the 2024 Annual Report for Tax Increment District #5.

## 6. 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](mailto: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**  
Joint Review Board  
August 8, 2024

MINUTES

1. CALL TO ORDER.

Carolyn Clow called the meeting to order at 3:02 P.M.

2. ROLL CALL.

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

Staff present: Andrew Bremer (McFarland Community & Economic Development Director).

3. PUBLIC APPEARANCES.

None.

4. BUSINESS.

- a. Motion to approve the minutes of the June 4, 2024, Joint Review Board meeting.

Clow moved to approve the June 4, 2024, minutes, seconded by Mahoney.  
Motion carried 5-0.

5. BUSINESS.

- a. Discussion and action to approve Joint Review Board Resolution #2024-01, A Resolution Approving the Creation of Tax Incremental Finance District No. 6.

Bremer provided the Board with an overview of the TID #6 Project Plan. Clow motioned to approve Joint Review Board Resolution #2024-01. Gallagher seconded the motion. Motion carried 5-0.

- b. Discussion and action to approve Joint Review Board Resolution #2024-02, A Resolution Approving an Allocation Amendment of Tax Incremental Finance District #3 to make it a Donor District to Tax Incremental Finance Districts No. 5 and No. 6.

Bremer provided the Board with an overview of the TID #3 Project Plan Amendment. Clow motioned to approve Joint Review Board Resolution #2024-02. Mahoney seconded the motion. Motion carried 4-0-1 with Olson recorded as an abstention due to dropped Zoom connection.

6. SCHEDULE NEXT MEETING DATE

To be determined

7. ADJOURNMENT

Gallagher moved to adjourn, seconded by Ramirez. Motion carried 4-0-1 with Olson recorded as an abstention due to dropped Zoom connection.

Meeting adjourned at 3:21 p.m.

  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, June 24, 2025

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Discussion and action to elect the Chairperson for the McFarland Joint Review Board for existing Tax Increment Districts #3, #4, #5, and #6.

**PREVIOUS ACTION:**

**ISSUE SUMMARY:**

Former Village President Clow served as the Chair of the Joint Review Board for McFarland TIF Districts 3, 4, 5, and 6. Village President Brassington will now serve on the Joint Review Board. The JRB will need to elect a new chair among the five members per Wis. State Statute 66.1105. Any member of the JRB may serve as the chair. The JRB members will need to nominate and vote on the new chair.

**FINANCIAL/BUDGET IMPACT:**

**VILLAGE PLAN REFERENCE:**

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Recommended motion:

*Motion, second, to elect \_\_\_\_\_ as the Chair of the Joint Review Board for Tax Increment Districts #3, #4, #5, and #6.*

**ATTACHMENTS:**

None

  
**VILLAGE OF**  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, June 24, 2025

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Discussion and action to accept the 2024 Annual Report for Tax Increment District #3.

**PREVIOUS ACTION:**

**ISSUE 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 of reviewing an annual report of each TIF District with the other overlying taxing jurisdictions. Various 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 memorandum is provided as a summary of the year in review and an introduction to the draft WDOR PE-300 forms prepared for the year 2023 included in the packet.

**TID #3 2024 Annual Report Highlights:**

TID #3 was created as a post 1995 Industrial TID on August 9, 2004. The expenditure period ended on August 8, 2022. The TID expires on August 9, 2027, and is not presently forecast for closure prior to this date. TID #3 also serves as a donor to TID #4 as authorized by the JRB on July 14, 2015, and TIDs #5 and 6 as authorized by the JRB on August 8, 2024.

- The 2023 Tax Increment Value of the District was \$98,557,500, up from \$78,402,400 in 2022. The 25.7% increase in tax increment value was largely due to market increases in property values throughout the district versus net new construction, although the completion of two new buildings occurred (Waubesa Village Phase 4 and 4313 Triangle Street) in 2023 boosting the January 1, 2024 Tax Increment Value.
- In 2024, the TID collected \$1,339,260 in tax increments, up from \$1,196,495 the prior year, and will increase to \$1,731,191 in 2025.
- 2024 Sources of Funds totaled \$1,474,464, while Uses of Funds totaled \$1,417,761, resulting in an annual cash flow of \$56,703.
- Year-end TID Fund Balance was \$716,243, up from 2023 year-end balance of \$604,357.
- Remaining debt service payments total \$1,087,550 for reconstruction of a portion of Terminal Drive completed in 2022.
- Estimated remaining expenditures total \$4,959,082 while estimated remaining total



revenues total \$7,301,264, for a projected surplus of \$3,058,425.

**FINANCIAL/BUDGET IMPACT:**

**VILLAGE PLAN REFERENCE:**

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Recommended motion:

*Motion, second, to accept the 2024 Annual Report for Tax Increment District #3.*

**ATTACHMENTS:**

1. 13154-TID003-Annual Report-2024(draft)

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code <b>13154</b>	Municipality <b>MCFARLAND</b>	County <b>DANE</b>	Due date <b>07/01/2025</b>	Report type <b>ORIGINAL</b>	
TID number <b>003</b>	TID type <b>4</b>	TID name <b>MCF TID 003</b>	Creation date <b>08/09/2004</b>	Mandatory termination date <b>08/09/2027</b>	Anticipated termination date <b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$659,540</b>

Section 3 – Revenue	Amount
Tax increment	\$1,339,260
Investment income	\$58,753
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$52,721
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source                  Rental income	\$23,730
<b>Total Revenue (deposits)</b>	<b>\$1,474,464</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$129,237
Professional services	\$75,644
Interest and fiscal charges	\$36,075
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$325,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
TID number      004	\$604,175
Developer grants	
Developer name    Waubesa Village	\$0
Developer name    4313 LLC	\$0
Transfer to other funds	
Other expenditures	
Name                Subsidy to TID number 006	\$247,480
<b>Total Expenditures</b>	<b>\$1,417,761</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$716,243
Future costs	\$4,959,082
Future revenue	\$7,301,264
Surplus or deficit	\$3,058,425

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$5,178,300	\$-13,700	\$108,200	\$5,272,800
004	\$270,000	\$0	\$47,400	\$317,400
005	\$1,212,700	\$0	\$8,500	\$1,221,200
<b>Total</b>	<b>\$6,661,000</b>	<b>\$-13,700</b>	<b>\$164,100</b>	<b>\$6,811,400</b>

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$5,272,800	\$1,617,865,600	0.33	\$5,431,107	\$17,923
004	\$317,400	\$1,617,865,600	0.02	\$5,431,107	\$1,086
005	\$1,221,200	\$1,617,865,600	0.08	\$5,431,107	\$4,345
<b>Total</b>	<b>\$6,811,400</b>	<b>\$1,617,865,600</b>	<b>0.43</b>	<b>\$5,431,107</b>	<b>\$23,354</b>

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$23,354	\$0.23354

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	003	\$2,472,500	\$1,434,947,800	0.17	\$5,333,353	\$9,067
2023	004	\$1,085,000	\$1,434,947,800	0.08	\$5,333,353	\$4,267
2023	005	\$195,000	\$1,434,947,800	0.01	\$5,333,353	\$533
<b>2023</b>	<b>Total</b>	<b>\$3,752,500</b>	<b>\$1,434,947,800</b>	<b>0.26</b>	<b>\$5,333,353</b>	<b>\$13,867</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name <b>Andrew Bremer</b>	Preparer title <b>Community &amp; Economic Development Director</b>
Preparer email <b>andrew.bremer@mcfarland.wi.gov</b>	Preparer phone <b>(608) 838-3154</b>
Contact name <b>Andrew Bremer</b>	Contact title <b>Community &amp; Economic Development Director</b>
Contact email <b>andrew.bremer@mcfarland.wi.gov</b>	Contact phone <b>(608) 838-3154</b>

  
**VILLAGE OF**  
**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, June 24, 2025

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Discussion and action to accept the 2024 Annual Report for Tax Increment District #4.

**PREVIOUS ACTION:**

**ISSUE 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 of reviewing an annual report of each TIF District with the other overlying taxing jurisdictions. Various 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 draft WDOR PE-300 forms prepared for the year 2023 included in the packet.

**TID #4 2024 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 to January 14, 2028, and the termination date to January 14, 2033. The TID is not presently forecast for closure prior to this date. TID #3 serves as a donor to TID #4 as authorized by the JRB on July 14, 2015. TID #4 first began collecting tax increments 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 2024 Tax Increment Value of the District was \$10,588,400, up from \$8,309,900 in 2023. The 27.4% increase in tax increment value was largely due to market increases in property values throughout the district.
- In 2024, the TID collected \$152,574 in tax increment, up from \$108,886 the prior year, and will increase to \$185,988 in 2025.
- 2024 Sources of Funds totaled \$799,449, while Uses of Funds totaled \$748,943, resulting in an annual cash flow of \$50,506.
- Year-end TID Fund Balance was \$315,867, up from 2023 year-end balance of \$265,361.
- Remaining existing debt service payments total \$67,140 related to a 2017 Bond for a development agreement (5020 Farwell Street).



- Estimated remaining expenditures from the Project Plan total \$11,450,051 while estimated remaining revenues total \$11,765,918, for a projected surplus of \$0.00.

**FINANCIAL/BUDGET IMPACT:**

**VILLAGE PLAN REFERENCE:**

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Recommended motion:

*Motion, second, to accept the 2024 Annual Report for Tax Increment District #4.*

**ATTACHMENTS:**

1. 13154-TID004-Annual Report-2024(draft)

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2024 WI Dept of Revenue</b>
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code <b>13154</b>	Municipality <b>MCFARLAND</b>	County <b>DANE</b>	Due date <b>07/01/2025</b>	Report type <b>ORIGINAL</b>	
TID number <b>004</b>	TID type <b>2</b>	TID name <b>MCF TID 004</b>	Creation date <b>01/14/2008</b>	Mandatory termination date <b>01/14/2035</b>	Anticipated termination date <b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$265,361</b>

Section 3 – Revenue	Amount
Tax increment	\$152,574
Investment income	\$2,755
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$6,903
Sale of property	\$0
Allocation from another TID	
TID number      003	\$604,175
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source              Rent	\$33,042
<b>Total Revenue (deposits)</b>	<b>\$799,449</b>

Section 4 – Expenditures	Amount
Capital expenditures	\$557,844
Administration	\$99,562
Professional services	\$59,417
Interest and fiscal charges	\$1,970
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	\$0
Allocation to another TID	
Developer grants	
Developer name    N/A	\$0
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$748,943</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$315,867
Future costs	\$11,765,918
Future revenue	\$11,450,051
Surplus or deficit	\$0

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$5,178,300	\$-13,700	\$108,200	\$5,272,800
004	\$270,000	\$0	\$47,400	\$317,400
005	\$1,212,700	\$0	\$8,500	\$1,221,200
<b>Total</b>	<b>\$6,661,000</b>	<b>\$-13,700</b>	<b>\$164,100</b>	<b>\$6,811,400</b>

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$5,272,800	\$1,617,865,600	0.33	\$5,431,107	\$17,923
004	\$317,400	\$1,617,865,600	0.02	\$5,431,107	\$1,086
005	\$1,221,200	\$1,617,865,600	0.08	\$5,431,107	\$4,345
<b>Total</b>	<b>\$6,811,400</b>	<b>\$1,617,865,600</b>	<b>0.43</b>	<b>\$5,431,107</b>	<b>\$23,354</b>

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$23,354	\$0.23354

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	003	\$2,472,500	\$1,434,947,800	0.17	\$5,333,353	\$9,067
2023	004	\$1,085,000	\$1,434,947,800	0.08	\$5,333,353	\$4,267
2023	005	\$195,000	\$1,434,947,800	0.01	\$5,333,353	\$533
<b>2023</b>	<b>Total</b>	<b>\$3,752,500</b>	<b>\$1,434,947,800</b>	<b>0.26</b>	<b>\$5,333,353</b>	<b>\$13,867</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name <b>Andrew Bremer</b>	Preparer title <b>Community &amp; Economic Development Director</b>
Preparer email <b>andrew.bremer@mcfarland.wi.gov</b>	Preparer phone <b>(608) 838-3154</b>
Contact name <b>Andrew Bremer</b>	Contact title <b>Community &amp; Economic Development Director</b>
Contact email <b>andrew.bremer@mcfarland.wi.gov</b>	Contact phone <b>(608) 838-3154</b>



**McFarland**  
**SUMMARY SHEET**

**MEETING DATE:** Tuesday, June 24, 2025

**SECTION:** Business

**DEPARTMENT:** Community Development

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

**AGENDA ITEM:** Discussion and action to accept the 2024 Annual Report for Tax Increment District #5.

**PREVIOUS ACTION:**

**ISSUE 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 of reviewing an annual report of each TIF District with the other overlying taxing jurisdictions. Various 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 draft WDOR PE-300 forms prepared for the year 2023 included in the packet.

**TID #5 2024 Annual Report Highlights:**

TID #5 was created as a Rehabilitation & Conservation District on December 11, 2017. The expenditure periods runs through December 11, 2039, and the closure date is December 11, 2044. On August 8, 2024 the JRB approved TID 3 to serve as a donor of surplus revenues to TID 5. The TID is not presently forecast for closure prior to this date.

- The 2024 Tax Increment Value of the District was \$24,278,500, up from \$18,071,900 in 2023. The 34.3% increase in tax increment value was largely due to market increases in property values throughout the district and the completion of a new multi-tenant commercial building (4719 Farwell Street - Atwater Phase 2) in 2023, boosting the January 1, 2024 Tax Increment Value.
- In 2024, the TID collected \$319,464 in tax increment, up from \$232,834 the prior year, and will increase to \$426,459 in 2025.
- 2024 Sources of Funds totaled \$331,872, while Uses of Funds totaled \$180,040, resulting in an annual cash flow of \$151,832.
- Year-end TID Fund Balance was -\$243,332, up from 2023 year-end balance of -\$395,164.
- Remaining existing debt service payments total \$1,031,652 related to a 2019 Bond for the acquisition and development agreement for Atwater Phase 1 & 2 (4719-21 Farwell Street).
- Estimated remaining expenditures from the Project Plan total \$36,722,440 while



estimated remaining revenues total \$36,965,772 for a projected surplus of \$0.00.

**FINANCIAL/BUDGET IMPACT:**

**VILLAGE PLAN REFERENCE:**

**ORDINANCE REFERENCE:**

**BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:**

Recommended motion:

*Motion, second, to accept the 2024 Annual Report for Tax Increment District #5.*

**ATTACHMENTS:**

1. 13154-TID005-Annual Report-2024(draft)

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code <b>13154</b>	Municipality <b>MCFARLAND</b>	County <b>DANE</b>	Due date <b>07/01/2025</b>	Report type <b>ORIGINAL</b>	
TID number <b>005</b>	TID type <b>3</b>	TID name <b>MCF TID 005</b>	Creation date <b>12/11/2017</b>	Mandatory termination date <b>12/11/2045</b>	Anticipated termination date <b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$-395,164</b>

Section 3 – Revenue	Amount
Tax increment	\$319,464
Investment income	\$11,478
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$930
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$331,872</b>

Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$86,868
Professional services	\$17,567
Interest and fiscal charges	\$25,455
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    N/A	\$0
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$180,040</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-243,332
Future costs	\$36,722,440
Future revenue	\$36,965,772
Surplus or deficit	\$0

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$5,178,300	\$-13,700	\$108,200	\$5,272,800
004	\$270,000	\$0	\$47,400	\$317,400
005	\$1,212,700	\$0	\$8,500	\$1,221,200
<b>Total</b>	<b>\$6,661,000</b>	<b>\$-13,700</b>	<b>\$164,100</b>	<b>\$6,811,400</b>

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$5,272,800	\$1,617,865,600	0.33	\$5,431,107	\$17,923
004	\$317,400	\$1,617,865,600	0.02	\$5,431,107	\$1,086
005	\$1,221,200	\$1,617,865,600	0.08	\$5,431,107	\$4,345
<b>Total</b>	<b>\$6,811,400</b>	<b>\$1,617,865,600</b>	<b>0.43</b>	<b>\$5,431,107</b>	<b>\$23,354</b>

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$23,354	\$0.23354

Historical Allowable Levy Increase Attributable to TID NNC						
Year	TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
2023	003	\$2,472,500	\$1,434,947,800	0.17	\$5,333,353	\$9,067
2023	004	\$1,085,000	\$1,434,947,800	0.08	\$5,333,353	\$4,267
2023	005	\$195,000	\$1,434,947,800	0.01	\$5,333,353	\$533
<b>2023</b>	<b>Total</b>	<b>\$3,752,500</b>	<b>\$1,434,947,800</b>	<b>0.26</b>	<b>\$5,333,353</b>	<b>\$13,867</b>

Form PE-300	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name <b>Andrew Bremer</b>	Preparer title <b>Community &amp; Economic Development Director</b>
Preparer email <b>andrew.bremer@mcfarland.wi.gov</b>	Preparer phone <b>(608) 838-3154</b>
Contact name <b>Andrew Bremer</b>	Contact title <b>Community &amp; Economic Development Director</b>
Contact email <b>andrew.bremer@mcfarland.wi.gov</b>	Contact phone <b>(608) 838-3154</b>