Village of
HARRISON
WHERE OPPORTUNITY LIVES

JOINT REVIEW BOARD for TID #1, #3, #5, #6

AGENDA

Monday, June 17, 2024
Immediately following TID 5 Amendment Meeting estimated at 2:20 P.M.

1. Call to Order
2. Roll Call
3. Review 2023 Memo and 2023 Annual Report Summary Spreadsheet
4. Adjourn

JOINT REVIEW BOARD for TID #4

AGENDA

Monday, June 17, 2024
Immediately following TID 5 Amendment Meeting estimated at 2:30 P.M.

5. Call to Order
6. Roll Call
7. Review 2023 Memo and 2023 Annual Report Summary Spreadsheet
8. Adjourn

TID #1

Village of
HARRISON
WHERE OPPORTUNITY LIVES

JOINT REVIEW BOARD MEETING	VILLAGE OF HARRISON
From: Chad Pelishek, Assistant Village Manager	**Meeting Date:** June 17, 2024

Title:
2023 Annual Report for TID #1

Background and Additional Information:
State Statutes require the Joint Review Board to meet annually prior to July 1 to review the annual reports, performance, and status.

Attached to this memo is a copy of the TID Annual Report Summary Spreadsheet.

A few highlights:

- Most projects in the Project Plan are complete. A pedestrian trail along Woodland Road may be a future project.
- Development of the Asterion Apartments, Phase 2, is underway. Completion of phase 2 is expected to be done in late-2023. Starting with the 2024 tax assessments the development should be assessed at full value.
- There is approximately 40-acres that has not been developed yet.
- The Village is paying development incentives on two projects in the TID. The Village is negotiating a third pay-go currently with a parcel of the village owned land for a future commercial development.
- There is a note of $1.5 million that the Village had funded with general property tax levy in the past. Now that the district has sufficient revenues, the Village in the 2025 budget year may consider funding the approximately $100,000 in principal and interest payments with the TID revenues.

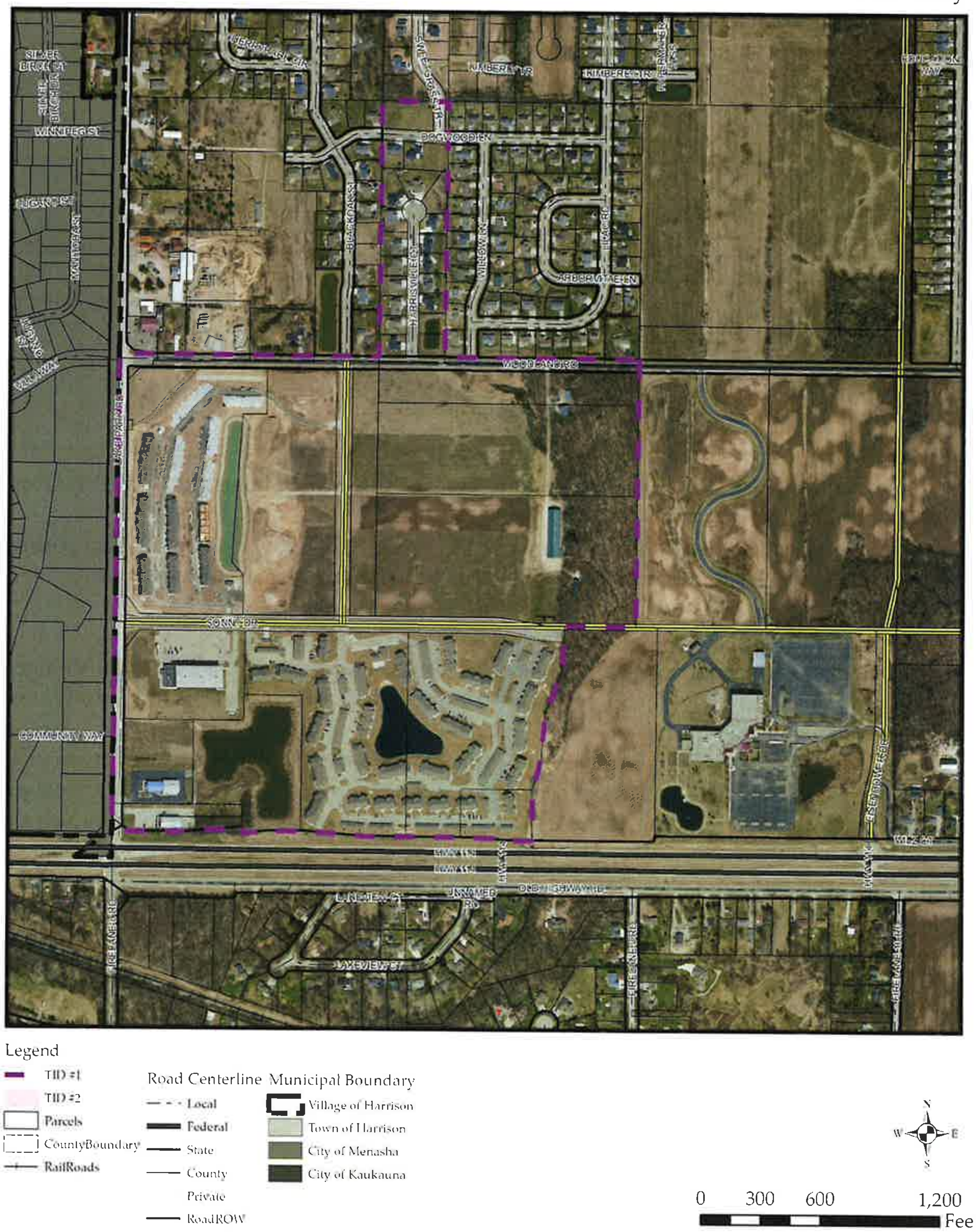
Recommended Action:
No action is required.

Attachments:

- Aerial Map
- Annual Report Summary

Aerial Map

Village of Harrison TIF No. 1 Boundary



VILLAGE OF HARRISON TAX INCREMENTAL FINANCE DISTRICT ANNUAL REPORT

TID Annual Report	Lake Park Road Premier	County KK	Driscoll Properties	Lexington (Renn)	Village Center	Former Darboy Club
Information Reported Year	2023	2023	2023	2023	2023	2023
TID #	**1**	**2**	**3**	**4**	**5**	**6**
Type of TID	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use
Creation Date	8/13/2013	1/29/2019	7/14/2020	9/8/2020	1/1/2023	1/1/2023
Termination Date	8/13/2033	1/29/2040	7/14/2040	9/8/2040	1/1/2043	1/1/2043
School District	Kimberly	Kaukauna	Kimberly	Appleton	Kimberly	Kimberly
Revenues						
Tax Increment	$947,412	$126,364	$128,432	$268,063	$0	$0
Other guarantees						
Misc Revenue						
Long Term Debt						
Total Revenues	$947,412	$126,364	$128,432	$268,063	$0	$0
Expenditures						
Developer grants	$564,443.00	$96,904	$38,933	$182,350		$250,000
Capital Expenditures						
DOR Fees	$150	$150	$150	$150	$1,000	$1,000
Administration						
Misc Expenses					$743	
Professional services					$9,302	
Debt issuance costs						
Principal on Long Term Debt						
Total Expenditures	$564,593.00	$97,054	$39,083	$182,500	$11,045	$251,000
Net Change in Fund Balances	$382,819	$29,310	$0.00	$85,563	-$11,045	($251,000)
Fund Balances- Beginning of Year	$449,639	$182,450	($4,560)	($3,077)	($583,357)	$0
Balance at end of Fiscal Year	$832,458	$211,760	$84,789	$82,486	($594,402)	($251,000)

TID #3

Village of HARRISON
WHERE OPPORTUNITY LIVES

JOINT REVIEW BOARD MEETING	VILLAGE OF HARRISON
From: Chad Pelishek, Assistant Village Manager	**Meeting Date:** June 17, 2024

Title:
2023 Annual Report for TID #3

Background and Additional Information:
State Statutes require the Joint Review Board to meet annually prior to July 1 to review the annual reports, performance, and status.

Attached to this memo is a copy of the Annual Report Summary Spreadsheet with the numbers that will be submitted to the DOR for TID #3 for year 2023.

A few highlights:

- The TID is only a couple of years old and generally covers only 1 development project at this time. The development is in the midst of phase 2 of the development project.
- Many of the projects in this TID are "pay go" projects wherein the developer will install/construct the project and have a development agreement with the Village to reimburse for a portion of the project cost from the tax increment.
- The Village is paying development incentives on one project in the TID, which is currently the only project cost. It is expected that the development incentive will be paid off in 10-years.
- The Village is exploring infrastructure improvements along Manitowoc Road to accommodate sidewalk construction to service Woodland School as a future expense.

Recommended Action:
No action is required.

Attachments:

- Aerial Map
- 2022 Annual Report Summary Spreadsheet

Aerial Map

Village of Harrison TID No. 3

Boundary Map

VILLAGE OF HARRISON TAX INCREMENTAL FINANCE DISTRICT ANNUAL REPORT

TID Annual Report	Lake Park Road Premier	County KK	Driscoll Properties	Lexington (Renn)	Village Center	Former Darboy Club
Information Reported Year	2023	2023	2023	2023	2023	2023
TID #	**1**	**2**	**3**	**4**	**5**	**6**
Type of TID	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use
Creation Date	8/13/2013	1/29/2019	7/14/2020	9/8/2020	1/1/2023	1/1/2023
Termination Date	8/13/2033	1/29/2040	7/14/2040	9/8/2040	1/1/2043	1/1/2043
School District	Kimberly	Kaukauna	Kimberly	Appleton	Kimberly	Kimberly
Revenues						
Tax Increment	$947,412	$126,364	$128,432	$268,063	$0	$0
Other guarantees						
Misc Revenue						
Long Term Debt						
Total Revenues	$947,412	$126,364	$128,432	$268,063	$0	$0
Expenditures						
Developer grants	$564,443.00	$96,904	$38,933	$182,350		$250,000
Capital Expenditures						
DOR Fees	$150	$150	$150	$150	$1,000	$1,000
Administration						
Misc Expenses					$743	
Professional services					$9,302	
Debt issuance costs						
Principal on Long Term Debt						
Total Expenditures	$564,593.00	$97,054	$39,083	$182,500	$11,045	$251,000
Net Change in Fund Balances	$382,819	$29,310	$0.00	$85,563	-$11,045	($251,000)
Fund Balances- Beginning of Year	$449,639	$182,450	($4,560)	($3,077)	($583,357)	$0
Balance at end of Fiscal Year	$832,458	$211,760	$84,789	$82,486	($594,402)	($251,000)

TID #5

Village of
HARRISON
WHERE OPPORTUNITY LIVES

JOINT REVIEW BOARD MEETING	VILLAGE OF HARRISON
From: Chad Pelishek, Assistant Village Manager	**Meeting Date:** June 17, 2024

Title:
2023 Annual Report for TID #5

Background and Additional Information:
State Statutes require the Joint Review Board to meet annually prior to July 1 to review the annual reports, performance, and status.

TID #5 was created in 2022 and certified by the DOR in 2023.

A few highlights:

- In 2022, the Village purchased land for $585,000 as an advance from the General Fund to the TID to be paid back with interest from future increment.
- The Village will be purchasing additional land near Midway and CTH N for commercial development in 2024 for approximately $300,000.
- The Village plans to invest approximately $2.4 million on future infrastructure to service the land for development.
- The other relevant information was shared by Ehlers for the TID amendment.

Recommended Action:
No action is required.

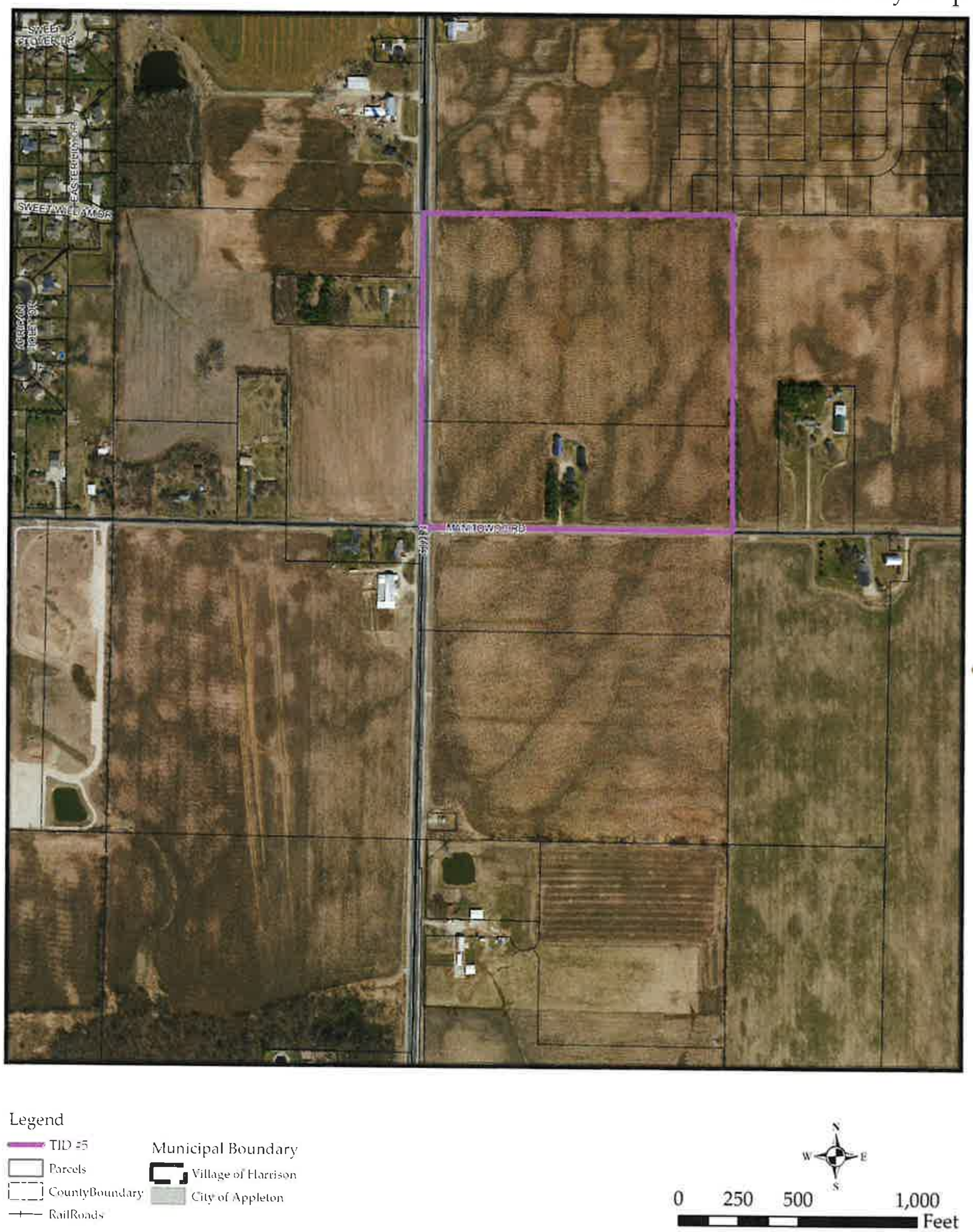
Attachments:

- Aerial Map
- TID Summary Report Spreadsheet

Aerial Map

Village of Harrison TID No. 5

Boundary Map



VILLAGE OF HARRISON TAX INCREMENTAL FINANCE DISTRICT ANNUAL REPORT

TID Annual Report	Lake Park Road Premier	County KK	Driscoll Properties	Lexington (Renn)	Village Center	Former Darboy Club
Information Reported Year	2023	2023	2023	2023	2023	2023
TID #	**1**	**2**	**3**	**4**	**5**	**6**
Type of TID	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use
Creation Date	8/13/2013	1/29/2019	7/14/2020	9/8/2020	1/1/2023	1/1/2023
Termination Date	8/13/2033	1/29/2040	7/14/2040	9/8/2040	1/1/2043	1/1/2043
School District	Kimberly	Kaukauna	Kimberly	Appleton	Kimberly	Kimberly
Revenues						
Tax Increment	$947,412	$126,364	$128,432	$268,063	$0	$0
Other guarantees						
Misc Revenue						
Long Term Debt						
Total Revenues	$947,412	$126,364	$128,432	$268,063	$0	$0
Expenditures						
Developer grants	$564,443.00	$96,904	$38,933	$182,350		$250,000
Capital Expenditures						
DOR Fees	$150	$150	$150	$150	$1,000	$1,000
Administration						
Misc Expenses					$743	
Professional services					$9,302	
Debt issuance costs						
Principal on Long Term Debt						
Total Expenditures	$564,593.00	$97,054	$39,083	$182,500	$11,045	$251,000
Net Change in Fund Balances	$382,819	$29,310	$0.00	$85,563	-$11,045	($251,000)
Fund Balances- Beginning of Year	$449,639	$182,450	($4,560)	($3,077)	($583,357)	$0
Balance at end of Fiscal Year	$832,458	$211,760	$84,789	$82,486	($594,402)	($251,000)

TID #6

JOINT REVIEW BOARD MEETING	**VILLAGE OF HARRISON**
From: Chad Pelishek, Assistant Village Manager	**Meeting Date:** June 17, 2024

Title:
2023 Annual Report for TID #6

Background and Additional Information:
State Statutes require the Joint Review Board to meet annually prior to July 1 to review the annual reports, performance, and status.

TID #6 was created in 2022 and certified by the DOR in 2023.

A few highlights:

- The Village has paid a development incentive of $250,000 to the developer of the redevelopment of the former Darboy Club at CTH N and KK.
- Although 2023 shows no increment, Mr. Brews as part of the TID has generated increment and will be reflected in the 2024 Annual Report.
- New convenience store/fast food restaurant and carwash are planned to break ground in August 2024.
- Additional development could occur in the future.

Recommended Action:
No action is required.

Attachments:

- Aerial Map
- TID Summary Report Spreadsheet

Village of Harrison TID No. 6 Boundary Map

VILLAGE OF HARRISON TAX INCREMENTAL FINANCE DISTRICT ANNUAL REPORT

TID Annual Report	Lake Park Road Premier	County KK	Driscoll Properties	Lexington (Renn)	Village Center	Former Darboy Club
Information Reported Year	2023	2023	2023	2023	2023	2023
TID #	**1**	**2**	**3**	**4**	**5**	**6**
Type of TID	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use	Mixed Use
Creation Date	8/13/2013	1/29/2019	7/14/2020	9/8/2020	1/1/2023	1/1/2023
Termination Date	8/13/2033	1/29/2040	7/14/2040	9/8/2040	1/1/2043	1/1/2043
School District	Kimberly	Kaukauna	Kimberly	Appleton	Kimberly	Kimberly
Revenues						
Tax Increment	$947,412	$126,364	$128,432	$268,063	$0	$0
Other guarantees						
Misc Revenue						
Long Term Debt						
Total Revenues	$947,412	$126,364	$128,432	$268,063	$0	$0
Expenditures						
Developer grants	$564,443.00	$96,904	$38,933	$182,350		$250,000
Capital Expenditures						
DOR Fees	$150	$150	$150	$150	$1,000	$1,000
Administration						
Misc Expenses					$743	
Professional services					$9,302	
Debt issuance costs						
Principal on Long Term Debt						
Total Expenditures	$564,593.00	$97,054	$39,083	$182,500	$11,045	$251,000
Net Change in Fund Balances	$382,819	$29,310	$0.00	$85,563	-$11,045	($251,000)
Fund Balances- Beginning of Year	$449,639	$182,450	($4,560)	($3,077)	($583,357)	$0
Balance at end of Fiscal Year	$832,458	$211,760	$84,789	$82,486	($594,402)	($251,000)

TID #4

JOINT REVIEW BOARD MEETING **VILLAGE OF HARRISON**

From:
Chad Pelishek, Assistant Village Manager

Meeting Date:
June 17, 2024

Title:
2023 Annual Report for TID #4

Background and Additional Information:
State Statutes require the Joint Review Board to meet annually prior to July 1 to review the annual reports, performance, and status.

Attached to this memo is a copy of the Annual Report Summary Spreadsheet for TID #4 for year 2023. There will be availability at the meeting to discuss the reports and the status and performance of TID #4.

A few highlights:

- Many of the projects in this TID are "pay go" projects wherein the developer will install/construct the project and have a development agreement with the Village to reimburse for a portion of the project cost from the tax increment.
- The Village continues to pay development incentives on two projects in the TID.
- Increased tax increment in future years with new home construction in Jewel Box Estates and Breezy Meadows Subdivision (34 lots) is underway.
- The Village also plans to develop Rennwood Park in the TIF with TIF funds and Park Impact Fees. Projects planned for 2025 include design and development of a natural playground and trails and parking.

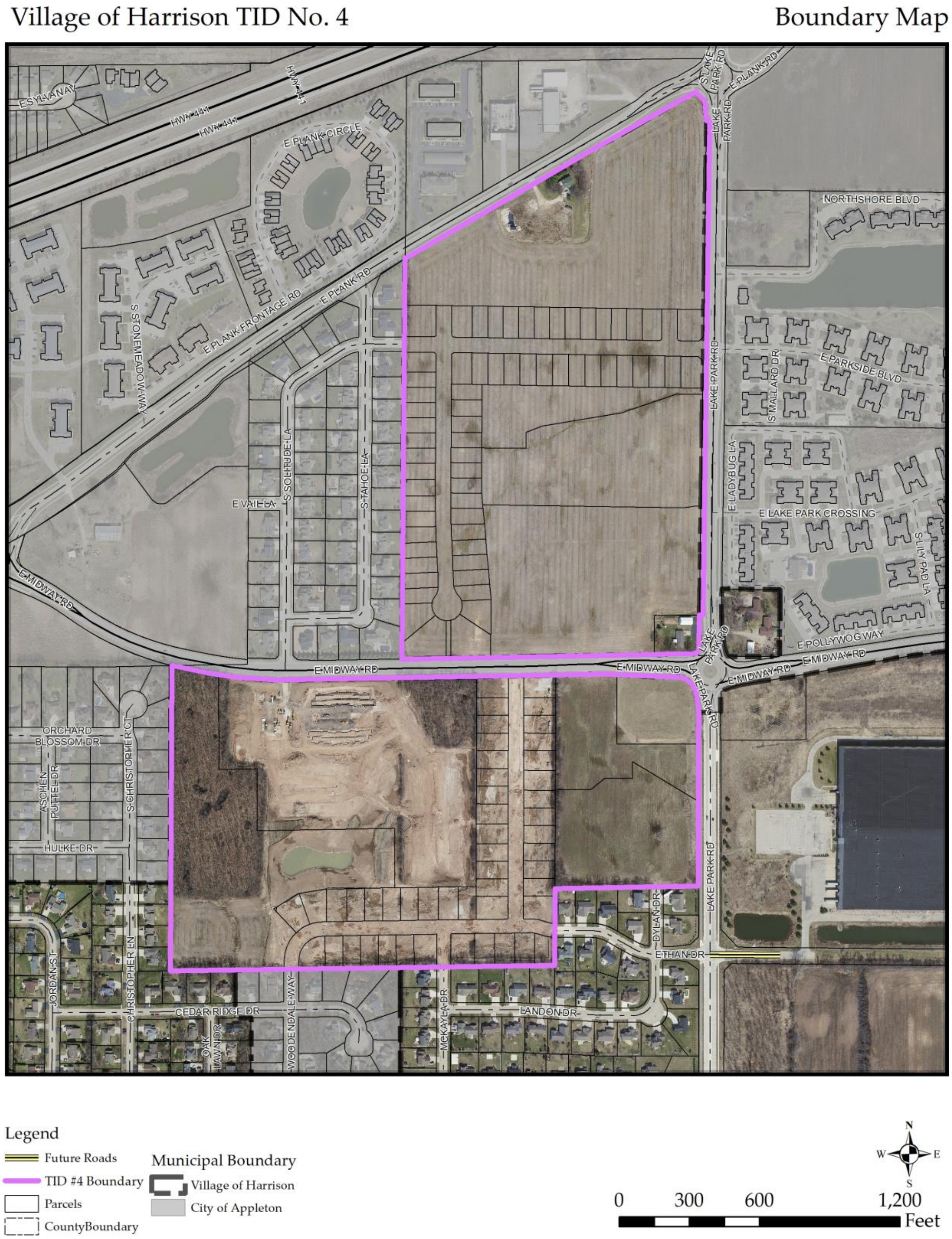
If you have any questions, or need additional information prior to the meeting, please feel free to contact me.

Recommended Action:
No action is required.

Attachments:

- Aerial Map
- Annual Report Summary Spreadsheet

Aerial Map


Village of Harrison TID No. 4
Boundary Map
HWY 441
E PLANK CIRCLE
E PLANK RD
E PLANK FRONTAGE RD
S STONEMEADOW WAY
S LAKE PARK RD
NORTHSHORE BLVD
E PARKSIDE BLVD
S MALLARD DR
E LADYBUG LA
E LAKE PARK CROSSING
S LILY PAD LA
E POLLYWOG WAY
E MIDWAY RD
E VAIL LA
S SOLITUDE LA
S TAHOE LA
LAKE PARK RD
ORCHARD BLOSSOM DR
S CHRISTOPHER CT
HULKE DR
ETHAN DR
DYLAN DR
CEDAR RIDGE DR
LANDON DR
MCKAYLA DR
WOODENDALE WAY
CHRISTOPHER LN
JORDAN ST
Legend
Future Roads
TID #4 Boundary
Parcels
CountyBoundary
Municipal Boundary
Village of Harrison
City of Appleton
0
300
600
1,200
Feet
N
S
E
W

VILLAGE OF HARRISON TAX INCREMENTAL FINANCE DISTRICT ANNUAL REPORT

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