JOINT REVIEW BOARD TID #2

MEETING MINUTES: May 16, 2024

Members Present: Village President Allison Blackmer, Amy Van Straten- Fox Valley Technical College, Bob Schafer- Kaukauna School District, David Maccoux- Calumet County

Members Excused: Chad Weyenberg- Public Member

Others Present: Chad Pelishek, Assistant Village Manager and Adam Reuschel- Baird

1. Meeting was called to order at 5:15 p.m.
2. Roll Call.
3. Appointment of Chairperson. Amy Van Straten moved to nominate Allison Blackmer as Chairperson, seconded by Dave Maccoux. Motion carried. Motion by Amy Van Straten to nominate Chad Weyenberg to serve as the Public Member, second by Dave Maccoux. Motion carried.
4. Adam Rueschel reviewed the Proposed Project Plan Territory Amendment for TID No. 2
   This first amendment adds two parcels to the over all TID boundary. These parcels are planned to be added in the efforts to continue to advance the Village's vision to achieve well-planned, high-quality growth, economic diversification, and development at a prominent location in the village that but for TIF, may not happen in the district.
5. Set next meeting of June 13, 2024, for approval of the TID No. 2 Amendment @ 5:15 p.m.
6. Adjourn. Motion by Dave Maccoux, second by Amy Van Stratten to adjourn at 5:21 p.m. Motion carried.

Territory Amendment #1

Tax Incremental District No. 2

in the

VILLAGE OF HARRISON, WISCONSIN

May 28, 2024

(Anticipated Actions)

Organizational Joint Review Board Meeting Held	May 16, 2024
Public Hearing	May 21, 2024
Consideration by Planning Commission	May 21, 2024
Consideration by Village Board	May 28, 2024
Consideration by Joint Review Board	June 13, 2024

Prepared in Part by:

Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

Contents

Village of Harrison Officials

Village Board

Allison Blackmer	Village President
Julene Baldwin	Village Trustee
Darlene Bartlein	Village Trustee
Mike Brantmeier	Village Trustee
Scott Handschke	Village Trustee
Matt Lancaster	Village Trustee
Mark Van Hefty	Village Trustee

Village Staff

Matt Heiser	Village Manager
Chad Pelishek	Assistant Village Manager
Vicki Tessen	Clerk - Treasurer

Planning Commission

President Allison Blackmer	Darlene Bartlein
Mark Van Hefty	Dennis Reed
Scott Chicione	Chad Weyenberg
Bob Mayfield	

Joint Review Board

President Allison Blackmer	Village Representative
David Maccoux	Calumet County
Amy Van Straten	Fox Valley Technical College
Bob Schafer	Kaukauna Area School District
Chad Weyenberg	Village of Harrison, Public Member

Introduction and Description of Territory Amendment

Tax Incremental District No. 2 (the "TID #2" or the "District") was created by the Village under the authority provided by Wisconsin Statute Section 66.1105 on December 11, 2018. The TID prior to and including this amendment is considered a "Mixed-Use District" based on the findings that no less than 50 percent, by area, of the TID is suitable for a combination of commercial and residential uses. The amended TID boundary will keep the TID as a Mixed-Use District.

Wisconsin Statutes Section 66.1105(4)(h)2 allows a municipality to modify the TID boundaries no more than four times during the life of the TID. This amendment is the first territory amendment in TID #2.

This first amendment adds two parcels to the overall TID boundary. These parcels are planned to be added in the efforts to continue to advance the Village's vision to achieve well-planned, high-quality growth, economic diversification, and development at a prominent location in the village that but for TIF, would not happen in the district. In accordance with Wisconsin Statute Section 66.1105(4)(h), to add these parcels a contiguous connection via parcels of land must be made to the existing TID #2 boundary.

As proposed, the TID #2 territory amendment would keep the village under the 12% TID value threshold using 2023 valuation numbers.

This first territory and project plan amendment only addresses the elements or subject areas (required by Statute) that are affected by the territory and project plan amendment. All other subject areas remain unchanged and can be referenced in the original TID#2 project plan. This first amendment does not remove any projects contemplated in the original TID #2 project plan.

The village confirms with the amendment 15% of the district is land proposed for newly platted residential development adhering to the statue compliance requirement of being less than 35%. Residential Housing density is at least three units per acre.

The maps on page 6 shows the district before this amendment and the map on page 8 shows upon the addition of territory TID # 2 will continue to be contiguous. The new territory boundary demonstrates that the entire District area remains contiguous.

Page 8 of this project plan contains the list of specific parcels to be added and overlapped with this first amendment.

The village anticipates additional public improvement project cost expenditures related towards the amendment of approximately $4,926,328 during the TID’s 20-year expenditure period. Proposed public project improvements may include, but not limited to infrastructure, professional and organizational services, administrative costs, and finance costs. As part of the project plan, Developer incentives may be provided by the village to developers of property within the TID in the form of cash grants.

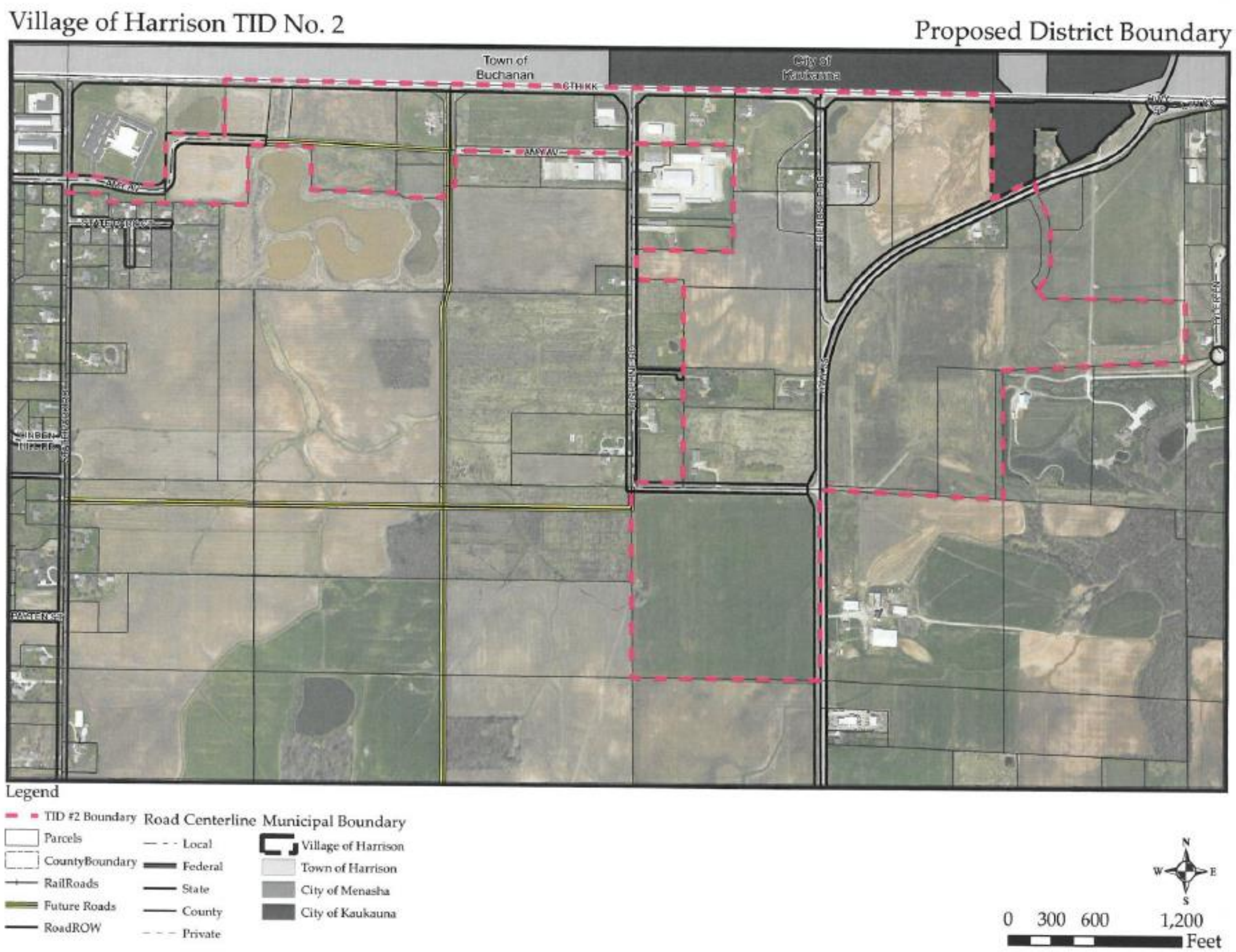
As a result of the amendment of this TID, the village projects a preliminary and conservative cash flow analysis indicating $13,321,277. The TID increment will primarily be used to pay the debt service costs of the TID, and project development incentives. The Village projects land and improvement values (increment value) of approximately $11,500,000 by 2026 and the potential for ancillary development creating improvements of approximately $15,500,000 by the end of 2030.

Exhibit A demonstrates revenues for TID #2 are generally trending toward meeting our expenditure commitments (bonds) for projects within the TID boundaries. Although the final year of revenues for TID #2 remains several years off (2040), any additional property tax increment that can be captured by the TID would help to meet the expenditure commitments ahead of time and potentially help with additional redevelopment efforts within the TID. TID #2 has a maximum statutory life of 20 years, closing no later than December 15, 2040, with final tax collection in 2041. The final year to incur TIF related expenditures is 2034. Based on current cash flow projection, TID #2 is expected to close by the end of its maximum statutory life.

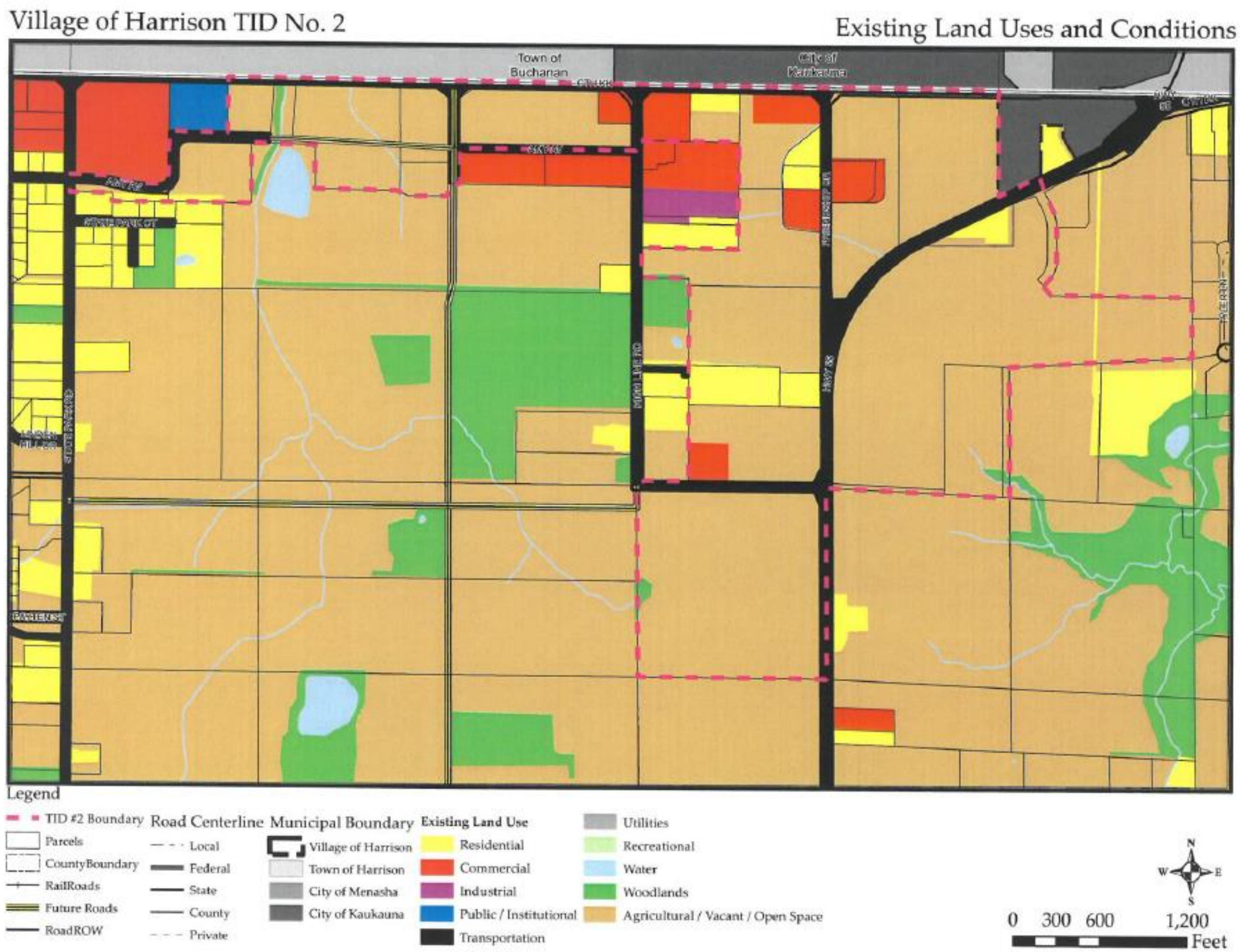
The legal description in Exhibit C describes the full TID #2 territory updated for the amended area.

Maps of Territory Amendment and Existing and Proposed Uses

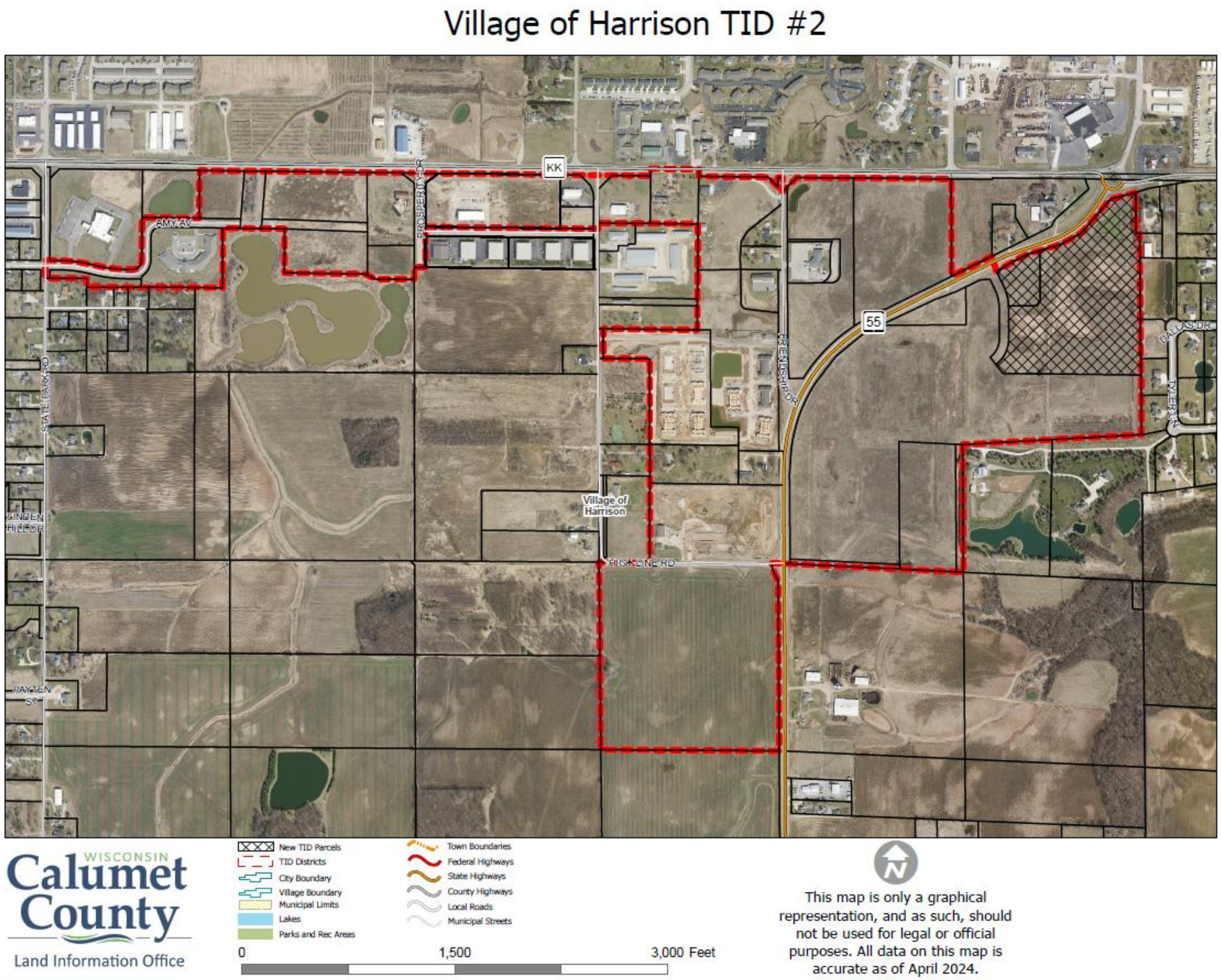
Map shows an outline of the TID before amendment.



Map shows Existing Land Uses and Conditions before amendment

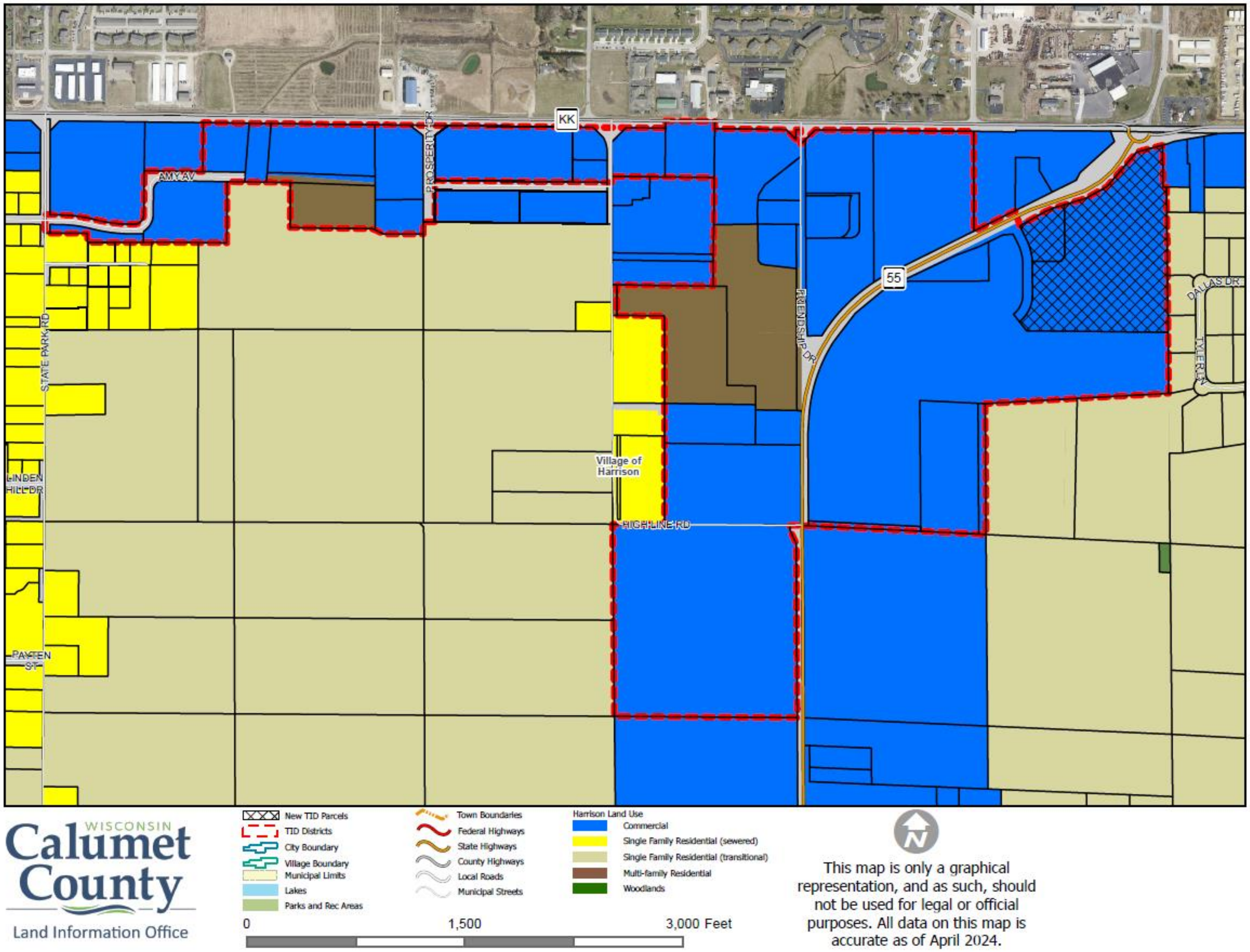


Map of Amended TID#2 Boundary and Proposed Uses



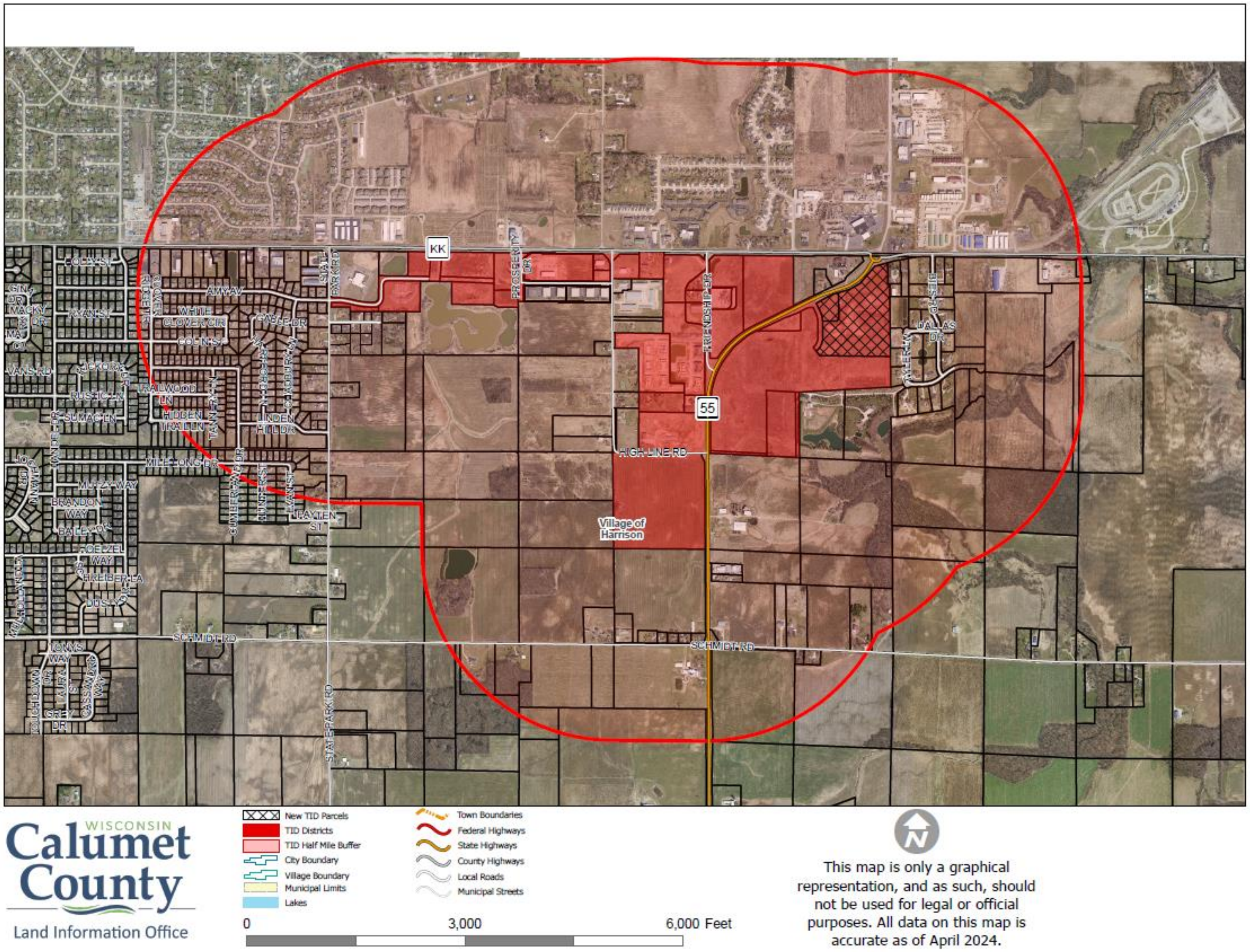
Village of Harrison
TID #2 Territory Amendment #1

Village of Harrison TID #2

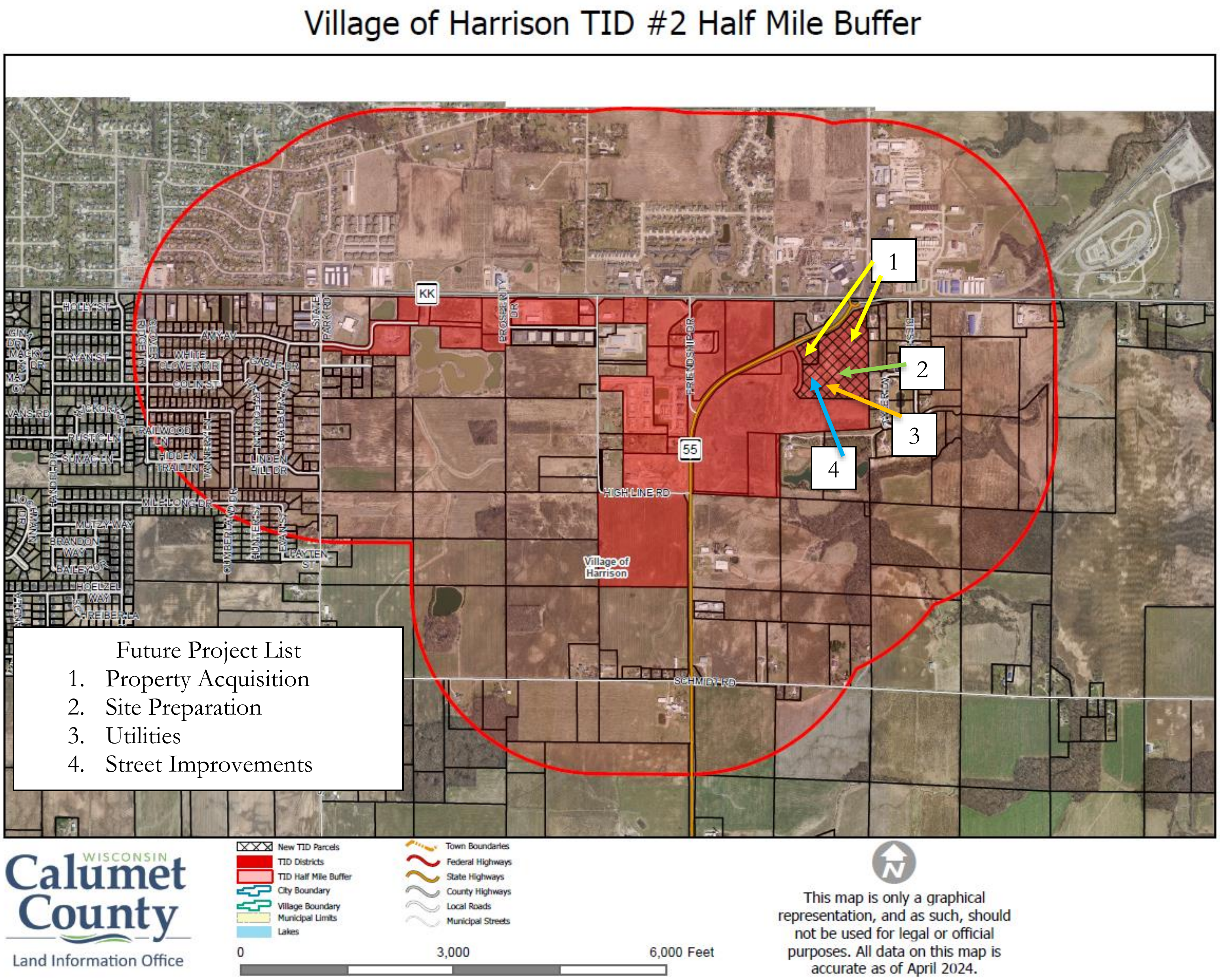


One Half Mile Radius Updated District Boundary Map

Village of Harrison TID #2 Half Mile Buffer



Future Proposed Project Map Updated TID Boundary



Preliminary Parcel List and Analysis

As of the 01/01/2024 assessed parcel list.

TID # 2 CURRENT PARCELS							
Property Address	Parcel Id	Property Owner	Current Zoning Use	Land	Improvements	Valuation	Acres
W5097 County KK Kaukauna, WI 54130	33112	Anthony T, ETAL Sprangers	Other	$ 1,900.00	$ 4,200.00	$ 6,100.00	3.80
County KK Kaukauna, WI 54130	33114	Trent T Novotny & Richard J Sweere	Agricultural	$ 1,100.00	$ -	$ 1,100.00	5.78
County KK Kaukauna, WI 54130	33118	Kinda L Sprangers	Agricultural	$ 300.00	$ -	$ 300.00	1.65
County KK Kaukauna, WI 54130	33120	Garner Creek Comm Storm Water Utility	Exempt	$ -	$ -	$ -	1.40
W5206 Amy Ave, Kaukauna WI 54130	33148	JF Investment LLC	Agricultural	$ 500.00	$ -	$ 500.00	2.54
State Park Rd, Kaukauna, WI 54130	33154	Village of Harrison	Exempt	$ -	$ -	$ -	0.94
W5219 Amy Ave, Kaukauna, WI 54130	33158	Care Properties LLC	Commercial	$ 120,600.00	$ 5,479,400.00	$5,600,000.00	5.05
Friendship Dr, Kaukauna WI 54130	38988	Premier Harrison LLC	Commercial	$ 56,800.00	$ 6,168,400.00	$6,225,200.00	12.46
W4951 County Kk Kaukauna, WI 54130	38990	Harvey J and Jill Huss	Residential	$ 35,000.00	$ 135,500.00	$ 170,500.00	3.00
N9671 Friendship Dr, Kaukauna, WI 54130	38992	Lynee Vanzeeland and Jerry Morgan	Residential	$ 26,100.00	$ 179,700.00	$ 205,800.00	1.22
N9655 Friendship Dr, Kaukauna, WI 54130	38994	Dennis Blodgett and Kim Koschak	Residential	$ 25,600.00	$ 198,100.00	$ 223,700.00	1.13
N9678 Highline Rd, Kaukauna, WI 54130	38996	Lakeland Construction Grp LLC	Commercial	$ 144,900.00	$ 180,900.00	$ 325,800.00	3.26
N9685 Friendship Drive, Kaukauna, WI 54130	39000	Sheila H Vanhandel & Toby Vanhandel	Commercial	$ 76,100.00	$ 107,700.00	$ 183,800.00	6.59
Amy Ave, Kaukauna, WI 54130	39008	Amy Avenue Developments LLC	Commercial	$ 53,300.00	$ 1,190,000.00	$1,243,300.00	2.03
N9685 Highline Rd, Kaukauna, WI 54130	39014	Ruffing Properties LLC	Commercial	$ 48,600.00	$ 228,300.00	$ 276,900.00	1.10
Highline Rd, Kaukauna, WI 54130	39024	Premier Harrison LLC	Commercial	$ 178,900.00	$ 7,262,400.00	$7,441,300.00	10.06
N9555 Hwy 55 Kaukauna, WI 54130	39026	Arthur J Gerrits and Mary H Gerrits	Residential	$ 26,900.00	$ 181,200.00	$ 208,100.00	1.37
W4954 & W 4928 Highline Rd, Kaukauna WI 54130	39030	Uecker Investments LLP	Commercial	$ 115,600.00	$ 1,449,800.00	$1,565,400.00	14.49
N9574 Highline Rd, Kaukauna, WI 54130	39032	Peter J Bebeau and Krstine M Landreman	Residential	$ 39,600.00	$ 170,400.00	$ 210,000.00	3.91
HWY 55 Appleton, WI 54915	39060	Ralph M Hopfensperger and James & Geraldine Steger	Agricultural	$ 7,700.00	$ -	$ 7,700.00	39.79
HWY 55 Kaukauna, WI 54130	40378	Crossroads Land Development LLC	Agricultural	$ 9,800.00	$ -	$ 9,800.00	50.63
County KK Kaukauna, WI 54130	40384	Crossroads Land Development LLC	Agricultural	$ 2,700.00	$ -	$ 2,700.00	13.89
N9650 HWY 55 Kaukauna, WI 54130	40386	Crossroads Land Development LLC	Residential	$ 30,300.00	$ -	$ 30,300.00	2.06
N9650 Friendship Dr Kaukauna, WI 54130	40388	R Schmidt Realty LLC	Commercial	$ 53,100.00	$ 757,200.00	$ 810,300.00	1.99
Freinship Dr, Kaukauna, WI 54130	40390	Crossroads Land Development LLC	Agricultural	$ 2,100.00	$ -	$ 2,100.00	10.78
HWY 55 Kaukauna, WI 54130	40394	Eugene and Joyce Frederickson	Residential	$ 19,700.00	$ -	$ 19,700.00	0.59
N/A	40396	Eugene and Joyce Frederickson	Undeveloped	$ 4,100.00	$ -	$ 4,100.00	1.03
N/A	40398	Eugene and Joyce Frederickson	Agricultural	$ 400.00	$ -	$ 400.00	2.00
N/A	40398	Eugene and Joyce Frederickson	Undeveloped	$ 25,000.00	$ -	$ 25,000.00	6.24
Friendship Dr, Kaukauna WI 54130	42826	R Schmidt Realty LLC	Commercial	$ 20,900.00	$ -	$ 20,900.00	0.60
Highline Rd, Kaukauna, WI 54130	43780	Meridian Investments LLC	Commercial	$ 19,300.00	$ 347,100.00	$ 366,400.00	1.73

TID # 2 PROPOSED TERRITORY ADDITION PARCELS							
Property Address	Parcel Id	Property Owner	Future Zoning Use	Land	Improvements	Valuation	Acres
HWY 55 Kaukauna, WI 54130	43988	Crossroads Lan Development LLC (P)	Commercial	$ 400.00	$ -	$ 400.00	2.00
HWY 55 Kaukauna, WI 54130	43986	Village of Harrison	Commercial	$ -	$ -	$ -	20.00
					TOTAL	$ 400.00	22.00

Equalized Valuation Test

The following calculations demonstrate that the village is in compliance with Wisconsin State Statute Section 66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the village. With the amendment to TID #2, the value increment of all existing Tax Increment Districts will be approximately 8.36%.

Valuation Test Compliance Calculation

2023 Equalized Valuation (TID IN)	$1,906,862,300
Limit for 12% Test	$228,823,476
Increment Value of Existing TIDs	$159,507,300
Projected Base Value of TID Amendment	$400.00
Total Value Subject to Test	$159,507,700
Compliance ($159,507,700< $228,823,476)	Meets Requirement

Statement of Kind, Number and Location of Proposed Projects

The village expects to implement the proposed public project improvements indicating within the originally project plan and the following additional costs to those sections indicated below. Any costs including eligible administrative costs necessary or convenient to the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

1. **PROPERTY, RIGHT-OF-WAY, AND EASEMENT ACQUSITION**

LOCATION: Hwy 55

TOTAL: $900,000

DESCRIPTION:

PROPERTY ACQUISITION FOR DEVELOPMENT AND DESCRIPTION. To promote and facilitate development and redevelopment the village may acquire property within the district. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development or redevelopment. Any revenue received by the village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the district. If total Project Costs incurred by the village to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in State Statutes Section 66.1105(2)(f)1. c., and subject to recovery as an eligible Project Cost.

ACQUISITION OF RIGHTS-OF-WAY. The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate, and acquire rights-of-way are eligible Project Costs.

ACQUISITION OF EASEMENTS. The village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the village to identify, negotiate, and acquire easement rights are eligible Project Costs.

RELOCATION COSTS. If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

2. SITE PREPARATION ACTIVITIES

LOCATION: Entire TID.

TOTAL: $150,000

DESCRIPTION: **ENVIRONMENTAL AUDITS AND REMEDIATION.** There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the district, any cost incurred by the village related to environmental audits, testing, and remediation is an eligible Project Cost.

DEMOLITION. To make sites suitable for development or redevelopment, the village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

SITE GRADING. Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The village may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the village for site grading are eligible Project Costs.

3. UTILITIES

LOCATION: Entire TID.

TOTAL: $950,000

DESCRIPTION: **SANITARY SEWER SYSTEM IMPROVEMENTS.** There are inadequate sanitary sewer facilities serving portions of the district. To allow development to occur, the village will need to construct, alter, rebuild, or expand sanitary sewer infrastructure within the district. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding, or expansion of collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; and all related appurtenances. To the extent sanitary sewer projects undertaken within the district provide direct benefit to land outside of the district, the village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the district, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the village construct, alter, rebuild, or expand sanitary sewer infrastructure located outside of the district. That portion of the costs of sanitary sewer system projects undertaken outside the district which are necessitated by the implementation of the Project Plan are eligible Project Costs.

WATER SYSTEM IMPROVEMENTS. There are inadequate water distribution facilities serving portions of the district. To allow development to occur, the village will need to construct, alter, rebuild, or expand water system infrastructure within the district. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding, or expansion of distribution mains; manholes and valves; hydrants; service laterals; and all related appurtenances. To the extent water system projects undertaken within the district provide direct benefit to land outside of the district, the village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the district, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the village construct, alter, rebuild, or expand water system infrastructure located outside of the district. That portion of the costs of water system projects undertaken outside the district which are necessitated by the implementation of the Project Plan are eligible Project Costs.

STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS. Development within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the village will need to construct, alter, rebuild, or expand stormwater management infrastructure within the district. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding, or expansion of stormwater collection mains; inlets, manholes and valves; service laterals; ditches; and infiltration, filtration, and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the district provide direct benefit to land outside of the district, the village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the district, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the village construct, alter, rebuild, or expand stormwater management infrastructure located outside of the district. That portion of the costs of stormwater management system projects undertaken outside the district which are necessitated by the implementation of the Project Plan are eligible Project Costs.

4. STREETS AND STREETSCAPE

LOCATION: Entire TID.

TOTAL: $1,040,000

DESCRIPTION: **STREET IMPROVEMENTS.** There are inadequate street improvements serving portions of the district. To allow development to occur, the village may need to construct and reconstruct streets. Eligible Project Costs include but are not limited to excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts; utility relocation; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

STREETSCAPING AND LANDSCAPING. To attract development and redevelopment consistent with the objectives of this Plan, the village may install amenities to enhance development sites, rights-of-way, and other public spaces. These amenities include but are not limited to landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces, and street crossings. These and any other similar amenities installed by the village are eligible Project Costs.

5. MISCELLANEOUS

LOCATION: Entire TID.

TOTAL: $1,886,328

DESCRIPTION: **PROFESSIONAL SERVICE AND ORGANIZATIONAL COSTS.** The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the district, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the district and the implementation of the Plan.

ADMINISTRATIVE COSTS. The village may charge to the district as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by village employees in connection with the implementation of the Plan.

FINANCING COSTS. Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for the public works, legal and other consultant fees, testing, environmental studies, permits, updating village ordinances and plans, judgments or claims for damages and other expenses are included as project costs. In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statute Section 66.1105, in the written opinion of nationally recognized bond counsel retained by the village for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted here from and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan (the "Plan"). **The village reserves the right to implement only those projects that remain viable as the Plan period proceeds.**

Project costs are any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the Village and as outlined in this Plan. Project costs will be diminished by any income, special assessments, or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the district, a proportionate share of the cost is not a project cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

Detailed List of Project Amendment Costs

1. PROPERTY, RIGHT-OF-WAY, AND EASEMENT ACQUISITION	$900,000
2. SITE PREPARATION ACTIVITIES	$150,000
3. UTILITIES	$950,000
4. STREETS AND STREETSCAPE	$1,040,000
5. MISCELLANEOUS	$1,886,328
Total	**$4,926,328**

The project cost is based on current prices and preliminary estimates. The village reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on the best information available. The village retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Plan.

The Plan authorizes the expenditure of funds for project costs within a 1/2-mile radius of the TID boundary.

Village Attorney Opinion

Exhibit B contains a signed opinion from the village attorney advising whether the boundary amendment is complete and complies with Wisconsin Statute Section 66.1105(4)(h)(2).

EXHIBIT A - CASH FLOW PROFORMA ANALYSIS

Current Status Project Plan Proforma

Village of Harrison

Tax Increment District #2 - Current Status

Cash Flow Proforma Analysis

Developer Incentive -- Criteria	
TIF Assistance..............................	$0
Does TIF Cash Flow.....................	YES

Assumptions	
Annual Inflation During Life of TID....................................	0.00%
2023 Gross Tax Rate (per $1000 Equalized Value).......	$13.17
Annual Adjustment to tax rate..	0.00%
Investment rate..	0.00%

	Background Data				Revenues			Expenditures		TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	
Year	TIF District Valuation (January 1)	Construction Increment (1)	TIF Increment Over Base	Tax Rate	Tax Revenue	2021 Tax Transfer In (2)	Total Revenues	Conservation Development Expenses (2)	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	Year
	Base Value $4,708,200												
2019	$4,708,200	$524,700	$524,700	$18.14			$0	$1,000	$1,000	($1,000)	($1,000)		2019
2020	$5,232,900	$10,868,200	$11,392,900	$17.48			$0	$150	$150	($150)	($1,150)		2020
2021	$16,101,100	($2,017,000)	$9,375,900	$15.61			$0	$150	$150	($150)	($1,300)		2021
2022	$14,084,100	$23,138,300	$32,514,200	$13.48	$177,824	$9,172	$186,996	$3,246	$3,246	$183,750	$182,450	Per 2022 Audit	2022
2023	$37,222,400		$32,514,200	$13.17	$126,387		$126,387		$0	$126,387	$308,837		2023
2024	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$736,976		2024
2025	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$1,165,114	Expenditures Recovered	2025
2026	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$1,593,252	Expenditures Recovered	2026
2027	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$2,021,391	Expenditures Recovered	2027
2028	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$2,449,529	Expenditures Recovered	2028
2029	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$2,877,668	Expenditures Recovered	2029
2030	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$3,305,806	Expenditures Recovered	2030
2031	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$3,733,945	Expenditures Recovered	2031
2032	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$4,162,083	Expenditures Recovered	2032
2033	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$4,590,221	Expenditures Recovered	2033
2034	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$5,018,360	Expenditures Recovered	2034
2035	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$5,446,498	Expenditures Recovered	2035
2036	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$5,874,637	Expenditures Recovered	2036
2037	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$6,302,775	Expenditures Recovered	2037
2038	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$6,730,914	Expenditures Recovered	2038
2039	$37,222,400		$32,514,200	$13.17	$428,138		$428,138		$0	$428,138	$7,159,052	Expenditures Recovered	2039
2040				$13.17	$428,138		$428,138		$0	$428,138	$7,587,191	Expenditures Recovered	2040
		$31,989,500			$7,582,565	$9,172	$7,591,737	$4,546	$4,546				

Type of TID: Mixed-Use

2019 TID Inception (01/29/2019)

2034 Final Year to Incur TIF Related Costs

2040 Maximum Legal Life of TID (20 Years)

***(1)** Increment per Village estimates*

***(2)** Provided by Village*

Village of Harrison
TID #2 Territory Amendment #1

EXHIBIT A - CASH FLOW PROFORMA ANALYSIS

Updated Project Plan with Amendment

Village of Harrison

Tax Increment District #2 - Current Status

Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	2.00%
2023 Gross Tax Rate (per $1000 Equalized Value)	$13.17
Annual Adjustment to tax rate	0.00%
Investment rate	0.00%

	Background Data					Revenues			Expenditures			TID Status			
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	
Year	TIF District Valuation (January 1)	Inflation Increment	Construction Increment (1)	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	Hypothetical Future Debt Service (2)	Admin. Expenses (2)	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	Year
	Base Value $4,708,200														
2022	$14,084,100			$32,514,200	$13.48								$182,450	Per 2022 Audit	2022
2023	$37,222,400			$32,514,200	$13.17	$126,387	$0	$126,387	$0		$0	$126,387	$308,837		2023
2024	$37,222,400	$744,448	$1,000,000	$34,258,648	$13.17	$428,138	$0	$428,138	$0	$25,000	$25,000	$403,138	$711,976		2024
2025	$38,966,848	$779,337	$5,250,000	$40,287,985	$13.17	$428,138	$0	$428,138	$119,662	$25,000	$144,662	$283,477	$995,452		2025
2026	$44,996,185	$899,924	$5,250,000	$46,437,909	$13.17	$451,109	$0	$451,109	$340,855	$25,000	$365,855	$85,254	$1,080,706		2026
2027	$51,146,109	$1,022,922		$47,460,831	$13.17	$530,502	$0	$530,502	$340,818	$25,000	$365,818	$164,684	$1,245,390		2027
2028	$52,169,031	$1,043,381	$6,000,000	$54,504,211	$13.17	$611,482	$0	$611,482	$340,399	$25,000	$365,399	$246,083	$1,491,473		2028
2029	$59,212,411	$1,184,248	$6,000,000	$61,688,460	$13.17	$624,952	$0	$624,952	$339,768	$25,000	$364,768	$260,184	$1,751,657		2029
2030	$66,396,660	$1,327,933	$3,500,000	$66,516,393	$13.17	$717,697	$0	$717,697	$338,924	$25,000	$363,924	$353,773	$2,105,430		2030
2031	$71,224,593	$1,424,492		$67,940,885	$13.17	$812,297	$0	$812,297	$342,762	$25,000	$367,762	$444,536	$2,549,966	Expenditures Recovered	2031
2032	$72,649,085	$1,452,982		$69,393,866	$13.17	$875,870	$0	$875,870	$341,280	$25,000	$366,280	$509,590	$3,059,556	Expenditures Recovered	2032
2033	$74,102,066	$1,482,041		$70,875,908	$13.17	$894,628	$0	$894,628	$339,587	$25,000	$364,587	$530,041	$3,589,597	Expenditures Recovered	2033
2034	$75,584,108	$1,511,682		$72,387,590	$13.17	$913,760	$0	$913,760	$337,680	$25,000	$362,680	$551,080	$4,140,677	Expenditures Recovered	2034
2035	$77,095,790	$1,541,916		$73,929,506	$13.17	$933,275	$0	$933,275	$220,794	$25,000	$245,794	$687,482	$4,828,158	Expenditures Recovered	2035
2036	$78,637,706	$1,572,754		$75,502,260	$13.17	$953,181	$0	$953,181	$218,250	$25,000	$243,250	$709,931	$5,538,089	Expenditures Recovered	2036
2037	$80,210,460	$1,604,209		$77,106,469	$13.17	$973,484	$0	$973,484	$220,388	$25,000	$245,388	$728,097	$6,266,186	Expenditures Recovered	2037
2038	$81,814,669	$1,636,293		$78,742,762	$13.17	$994,194	$0	$994,194	$222,100	$25,000	$247,100	$747,094	$7,013,280	Expenditures Recovered	2038
2039	$83,450,962	$1,669,019		$80,411,782	$13.17	$1,015,318	$0	$1,015,318	$218,494	$25,000	$243,494	$771,824	$7,785,104	Expenditures Recovered	2039
2040		$0			$13.17	$1,036,864	$0	$1,036,864	$219,569	$25,000	$244,569	$792,295	$8,577,399	Expenditures Recovered	2040
		$20,897,582	$58,989,500			$13,321,277	$0	$13,321,277	$4,501,328	$425,000	$4,926,328				

Type of TID: Mixed-Use

2019 TID Inception (01/29/2019)

2034 Final Year to Incur TIF Related Costs

2040 Maximum Legal Life of TID (20 Years)

(1) Increment per Village estimates

(2) Provided by Village

EXHIBIT B - VILLAGE ATTORNEY OPINION

Herrling Clark
LAW FIRM LTD

800 N. Lynndale Dr.
Appleton, WI 54914
920.739.7366
Fax: 920.739.6352

Green Bay
920.468.7366

Oshkosh
920.385.0616

May 15, 2024

Chad Pelishek
Village of Harrison
W5298 Hwy 114
Menasha, WI 54952

RE: Amended Opinion of Village Attorney
Tax Incremental Financing District No. 2

Dear Chad:

Tax Incremental District No. 2 (the "District") was created by the Village on December 11, 2018.

The original Project Plan for the District was presented to me in February 2023. On or about February 10, 2023, I issued an Initial Opinion Letter wherein I opined that the Project Plan met the criteria set forth in Wisconsin Statute §60.23(32), §66.1105(4)(f), and §66.1105(4)(h).

More recently, a proposal has been floated to amend the boundaries of the District. I have received and reviewed an Amended Project Plan including the various maps. In particular, a map on page 8 of the amended Project Plan shows the proposed revised District boundaries.

As shown on page 8, two parcels have been added to the overall District boundary. The Amended Project Plan addresses only the circumstances that have changed between the original Project Plan and the Amended Project Plan.

Wisconsin Statute §66.1105(4)(h)(2) allows a plan commission to adopt an amendment to a project plan to modify district boundaries, in pertinent part, by adding territory to the district that is contiguous to the district and that is served by public works or improvements that were created as part of the district's project plan.

As with an initial Project Plan, an Amended Project Plan must also comply with the requirements of §66.1105. I have examined the Amended Project Plan and find that is complete and in compliance therewith.

In particular, when the Amended Project Plan is viewed alongside the Initial Project Plan, (the terms of which are incorporated into the Amended Project Plan by reference), the following necessary information is contained:

1) A statement as to how the creation of the District promotes orderly development within the Village.

2) A statement listing the kind, number, and location of all proposed public works or improvements within the District, or to the extent provided by law, outside of the District.

3) An economic feasibility study.

4) A detailed list of estimated project costs.

5) A description of the methods of financing all estimated project costs and the time when costs or monetary obligations related thereto are to be incurred.

6) A map showing existing uses and conditions of real property in the District.

7) A map showing proposed improvements and uses in the District.

8) Proposed changes in zoning ordinances, master plan, building codes, and Village Ordinances.

9) A statement of the proposed method for the relocation of any persons to be displaced.

As I stated in my Initial Opinion Letter, it appears that your plan may still be to provide cash grants to developers. Be advised that the Village may only do so if the Village and developer enter into a Developer's Agreement. If and when this comes to fruition, please send any such proposed Developer Agreement to my office for review.

Thank you for referring this matter to our office. Please don't hesitate to be in touch with additional questions or concerns.

Thank you.

Very truly yours,

Andrew J. Rossmeissl
(920) 882-3219

AJR/ltm

EXHIBIT C - ESTIMATED TAX INCREMENT BY TAXING ENTITY

Village of Harrison - TID # 2 Amendment					
Calculation of the Growth of Estimated Tax Increments by Taxing Entity					
Revenue	Projected Increment	County	Village	School District	Technical College
2023	$ 126,387.13	$ 36,206.68	$ 24,210.45	$ 58,884.63	$ 7,085.36
2024	$ 428,138.43	$ 122,651	$ 82,013	$ 199,472.63	$ 24,001.79
2025	$ 428,138.43	$ 122,651	$ 82,013	$ 199,472.63	$ 24,001.79
2026	$ 451,108.87	$ 129,231	$ 86,413	$ 210,174.72	$ 25,289.53
2027	$ 530,501.59	$ 151,975	$ 101,622	$ 247,164.33	$ 29,740.35
2028	$ 611,482.17	$ 175,174	$ 117,134	$ 284,893.74	$ 34,280.19
2029	$ 624,951.74	$ 179,033	$ 119,714	$ 291,169.30	$ 35,035.30
2030	$ 717,697.12	$ 205,602	$ 137,481	$ 334,380.01	$ 40,234.68
2031	$ 812,297.41	$ 232,702	$ 155,602	$ 378,454.94	$ 45,538.05
2032	$ 875,870.37	$ 250,914	$ 167,780	$ 408,074.01	$ 49,102.00
2033	$ 894,627.70	$ 256,288	$ 171,373	$ 416,813.18	$ 50,153.55
2034	$ 913,760.18	$ 261,769	$ 175,038	$ 425,727.14	$ 51,226.14
2035	$ 933,275.31	$ 267,360	$ 178,776	$ 434,819.37	$ 52,320.17
2036	$ 953,180.75	$ 273,062	$ 182,589	$ 444,093.45	$ 53,436.08
2037	$ 973,484.29	$ 278,878	$ 186,479	$ 453,553.01	$ 54,574.32
2038	$ 994,193.90	$ 284,811	$ 190,446	$ 463,201.76	$ 55,735.32
2039	$ 1,015,317.70	$ 290,863	$ 194,492	$ 473,043.48	$ 56,919.53
2040	$ 1,036,863.99	$ 297,035	$ 198,619	$ 483,082.04	$ 58,127.43
TOTALS	**$ 13,321,277**	**$ 3,816,205**	**$2,551,796**	**$ 6,206,474**	**$ 746,802**

EXHIBIT C- AMENDED TID #2 BOUNDARY LEGAL DESCRIPTION

VILLAGE OF HARRISON TID #2 BOUNDARY LEGAL DESCRIPTION:
Bearings and distance are from the Calumet County website and may not match recorded distances & bearings. Where applicable the following description is intended to follow tax parcel lines.

A parcel of land being all of Outlot 1 Certified Survey Map No. 2929,
All of Lots 1 and 2 Certified Survey Map No. 3174,
All of Outlot 2 Certified Survey Map No. 2971,
All of Lots 1 and 2 Certified Survey Map No. 3797,
All of Lot 1 Certified Survey Map No. 2378,
All of Amy Avenue Condominium,
All of Lot 1 Certified Survey Map No. 3052,
All of Lot 1 Certified Survey Map No. 3828,
All of Lot 1 Certified Survey Map No. 1344,
All of Lot 1 Certified Survey Map No. 460,
All of Lot 1 Certified Survey Map No. 2307,
All of Lot 1 Certified Survey Map No. 966,
All of Lot 1 Certified Survey Map No. 1099,
All of Lot 2 Certified Survey Map No. 3615,
All of Lots 1 and 2 Certified Survey Map No. 3802,
All of Lots 2 and 3 Certified Survey Map No. 700,
Part of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4,
Part of the Northwest 1/4 and the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4,
Part of the Northeast 1/4 of the Southeast 1/4,
All in Section 1, Township 20 North, Range 18 East, Village of Harrison, Calumet County, Wisconsin

All of Lots 1 and 2 Certified Survey Map No. 3334,
All of Lots 1 and 2 Certified Survey Map No. 3661,
Part of the Northwest 1/4 and the Northeast 1/4 and the Southeast 1/4 and the Southwest 1/4 of the Northwest 1/4,
All in Section 6, Township 20 North, Range 19 East, Village of Harrison, Calumet County, Wisconsin

Commencing at the Northwest corner of said Section 1; Thence Easterly 1065.62 feet along the North line of the Northwest 1/4 of said Section 1 to the Point of Beginning;

1. Thence Easterly, 5319.20 feet along the North line of said Sections 1 and 6;
2. Thence S00°14'05"E, 734.95 feet to the North right-of-way line of S.T.H. 55;
3. Thence N63°33'37"E, 315.68 feet along said North right-of-way line;
4. Thence S16°58'29"E, 110.08 feet to the South right-of-way line of S.T.H. 55 and the East right-of-way line of Unison Way;
5. Thence N60°17'06"E, 199.87 feet along said South right-of-way line
6. Thence N67°27'14"E, 67.88 feet along said South right-of-way line;
7. Thence N73°35'45"E, 227.96 feet along said South right-of-way line;
8. Thence N60°43'25"E, 166.13 feet along said South right-of-way line;
9. Thence N40°39'23"E, 313.22 feet along said South right-of-way line;
10. Thence N75°04'12"E, 184.52 feet along said South right-of-way line to the Northwest corner of Outlot 1 of Certified Survey Map No. 3661;
11. Thence S00°34'01"E, 287.00 feet along the West line of Outlot 1 of Certified Survey Map No. 3661;
12. Thence S89°32'01"E, 25.00 feet along the South line of Outlot 1 of Certified Survey Map No. 3661 to the East line of the NW1/4 of said Section 6;
13. Thence S00°34'01"E, 1419.71 feet along the East line of the NW1/4 of said Section 6;
14. Thence S86°45'35"W, 1263.62 feet;
15. Thence S00°22'19"E, 899.69 feet to the South line of the NW1/4 of said Section 6;

16. Thence N87°10'46"W, 1266.64 feet along the South line of the NW1/4 of said Section 6 to the East 1/4 corner of said Section 1;
17. Thence S00°20'10"E, 1322.20 feet along the East line of the NE1/4 of the SE1/4 of said Section 1 to the Southeast corner thereof;
18. Thence N89°36'40"W, 1299.23 feet along the South line of the NE1/4 of the SE1/4 of said Section 1 to the Southwest corner thereof;
19. Thence N00°33'06"W, 1289.28 feet along the West line of the NE1/4 of the SE1/4 of said Section 1 to the South right-of-way line of Highline Road;
20. Thence N26°22'38"E, 73.42 feet to the North right-of-way line of Highline Road;
21. Thence S89°36'45"E, 323.70 feet along the North right-of-way line of Highline Road;
22. Thence Northerly, 1402.33 feet along the East lines of Lot 1 of Certified Survey Map No. 1323, Lot 1 of Certified Survey Map No. 700 and Lot 1 of Certified Survey Map No. 2089 to the Northeast corner thereof;
23. Thence N89°36'44"W, 326.16 feet along the North line of Lot 1 of Certified Survey Map No. 2089 to the East right-of-way line of Highline Road;
24. Thence N00°06'12"W, 211.23 feet along the East right-of-way line of Highline Road to the North line of Lot 1 of Certified Survey Map No. 3802;
25. Thence S89°09'16"E, 663.28 feet along the North line of Lot 1 of Certified Survey Map No. 3802;
26. Thence Northerly, 747.23 feet along the West line of Lot 2 of Certified Survey Map No. 3802 and its Northerly extension to the Southeast corner of Lot 1 of Certified Survey Map No. 460;
27. Thence N89°20'14"W, 702.96 feet along the South line of Lot 1 of Certified Survey Map No. 460 and the South line Lot 1 of Certified Survey Map No. 1344 to the centerline of Highline Road;
28. Thence S00°06'12"E, 74.89 feet along the centerline of Highline Road to the centerline of Amy Avenue;
29. Thence N89°19'38"W, 1202.44 feet along the centerline of Amy Avenue to the East right-of-way of Prosperity Drive;
30. Thence S00°06'12"E, 251.97 feet along the East right-of-way line of Prosperity Drive to the South right-of-way line of Prosperity Drive;
31. Thence S89°54’34”W, 80.00 feet along said South right-of-way line of Prosperity Drive;
32. Thence S00°06'12"E, 84.08 feet;
33. Thence S89°51'48"W, 271.04 feet;
34. Thence N63°08'24"W, 67.14 feet to the Southeast corner of Lot 2 of Certified Survey Map No. 3797;
35. Thence N72°02'07"W, 21.60 feet along the South line of Lot 2 of Certified Survey Map No. 3797;
36. Thence N89°10'10"W, 564.03 feet along the South line of Lot 2 of Certified Survey Map No. 3797;
37. Thence N00°09'30"E, 310.01 feet along the West line of Lot 2 of Certified Survey Map No. 3797;
38. Thence N89°10'27"W, 435.00 feet along the South line of Outlot 2 of Certified Survey Map No. 2971 and the South right-of-way line of Amy Avenue to the Northeast corner of Lot 2 of Certified Survey Map No. 3174;
39. Thence S00°09'45"W, 422.38 feet along the East line of Lot 2 of Certified Survey Map No. 3174 to the Southeast corner thereof;
40. Thence N89°15'54"W, 518.96 feet along the South line of Lot 2 of Certified Survey Map No. 3174;
41. Thence S00°14'38"W, 2.95 feet along the South line of Lot 2 of Certified Survey Map No. 3174;
42. Thence N89°47'12"W, 439.61 feet along the South line of Lot 2 of Certified Survey Map No. 3174 and the South line of Outlot 1 of Certified Survey Map No. 2929;
43. Thence N00°09'40"E, 60.91 feet along a line of Outlot 1 of Certified Survey Map No. 2929;
44. Thence N89°47'12"W, 292.05 feet along the South line of Outlot 1 of Certified Survey Map No. 2929 to the centerline of State Park Road;
45. Thence N00°09'40"E, 126.94 feet along the centerline of State Park Road to the Westerly extension of the North line of Amy Avenue;
46. Thence S89°17'02"E, 101.07 feet along said extended North line of Amy Avenue;

47. Thence Southeasterly along said North right-of-way line of Amy Avenue, 226.21 feet along the arc of a 1000.00 foot radius curve to the right, having a 225.62 foot chord which bears S82°48'23"E;
48. Thence S76°19'44"E, 29.75 feet along the North right-of-way line of Amy Avenue;
49. Thence Southeasterly along said North right-of-way line of Amy Avenue, 234.66 feet along the arc of a 1000.00 foot radius curve to the left, having a 234.12 foot chord which bears S83°03'04"E;
50. Thence S89°46'25"E, 25.37 feet along the North right-of-way line of Amy Avenue;
51. Thence Northeasterly along said North right-of-way line of Amy Avenue, 104.76 feet along the arc of a 67.00 foot radius curve to the left, having a 94.41 foot chord which bears N45°25'58"E to the East line of Lot 1 Certified Survey Map No. 2929;
52. Thence N00°38'22"E, 301.12 feet along the East line of Lot 1 of Certified Survey Map No. 2929 to the Southwest corner of Outlot 1 of Certified Survey Map No. 3174;
53. Thence S89°10'01"E, 381.00 feet along the South line of said Outlot 1 of Certified Survey Map No. 3174 to the Southeast corner thereof.
54. Thence N00°38'22"E, 386.23 feet along the East line of said Outlot 1 of Certified Survey Map No. 3174 and its Northerly extension to the Point of Beginning.

DISCLAIMER TEXT

VILLAGE OF HARRISON
OUTAGAMIE COUNTY, WISCONSIN

JRB RESOLUTION

A RESOLUTION APPROVING
PROPOSED TERRRITORY AMENDMENT NO. 1
FOR TAX INCREMENTAL FINANCING DISTRICT NO. 2

WHEREAS, in accordance with Wis. Stats. §66.1105, the Village of Harrison ("Village") created Tax Incremental Financing District No. 2 ("TID No. 3") on December 11, 2018; and,

WHEREAS, the Village and Plan Commission have concluded that adding parcels within TID No. 2 territory will facilitate redevelopment and mixed-use for TID No. 2; and

WHEREAS, that but for the addition of such parcels into a Tax Incremental District, the future land uses identified in the Master Plan would not occur in the manner desired by the Village and Plan Commission; and

WHEREAS, on May 16, 2024, the Village of Harrison Joint Review Board for TID No. 2 ("TID No. 2 Joint Review Board"), convened pursuant to Wis. Stats. §66.1105 to discuss proposed Territory Amendment No. 1 to modify the district territories of TID No. 2; and

WHEREAS, on May 21, 2024, the Plan Commission held a public hearing at which all interested parties were afforded a reasonable opportunity to express their views on the proposed Territory Amendment No. 1; and

WHEREAS, on May 21, 2024, the Plan Commission adopted a Resolution, approving proposed Territory Amendment No. 1 for TID No. 2 and the proposed project plan; and

WHEREAS, on May 28, 2024, the Village Board of the Village of Harrison adopted Resolution V2024-04 approving proposed Territory Amendment No. 1 and the proposed project plan; and

WHEREAS, on June 13, 2024, the TID No. 2 Joint Review Board met and considered the public record and all documents and planning materials presented, including Resolution V2024-04 on the proposed Territory Amendment No. 1 and proposed project plan to modify the district territories of TID No. 2, Village of Harrison, Wisconsin and makes the following findings that:

1. The requirements of Wis. Stats. §66.1105 have been complied with and that the development described in the documents reviewed by the Board would not

occur without district territory modification or without the use of tax increment financing.

2. The economic benefits of TID No. 2, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements contemplated.

3. The benefits of the proposed territory amendment outweigh the anticipated tax increments to be paid by the owners of the property in the overlying taxing districts.

4. The Harrison Village Board Approved Resolution V2024-04 on May 28, 2024, approving the proposed project plan and amendment to modify the district territories of TID No. 2.

5. The project costs meet the project type limitations as required by Wis. Stats. §66.85(2)(b).

NOW THEREFORE BE IT RESOLVED that the TID No.2 Joint Review Board approves Resolution V2024-04, and adopts Territory Amendment No. 1 to TID No. 2, Village of Harrison and amends the project plan.

FURTHER RESOLVED that this Resolution shall be forwarded to the Harrison Village Board within seven (7) days of the date of adoption.

Passed and adopted this 13th day of June 2024.

JOINT REVIEW BOARD

____
David Maccoux, Calumet County

____
Bob Schaefer, Kaukauna Area School District

____
Amy Van Straten, Fox Valley Technical College District

____
Allison Blackmer, Village Representative

____
Chad Weyenberg, Public Member

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)