

City of Franklin, WI
 TID5 - Ball Park Commons
 Formed Sept 6, 2016 - Res 2016-7222

Revenues							
Year	Tax Increment	Stadium PILOT	Interest Earnings @.1.25%	Intergov Rev	Dev Guar & other	Debt Proceeds	Total Revenues
2016							-
2017						-	-
2018	30,506		198,075			23,480,000	23,708,581
2019	30,950		103,743		123	17,950,000	18,084,816
2020	721,381	91,560	29,653	12,883	127,829	9,545,000	10,528,306
2021	478,853	90,585	5,847	25,640	79,595	-	680,520
2022	983,199	91,542	4,917	25,000	-	-	1,104,658
2023	1,658,561	91,534	922	25,000		-	1,776,017
2024	1,945,376	91,526	4,069	25,000		-	2,065,971
2025	2,370,016	91,516	2,216	25,000		-	2,488,748
2026	2,392,994	91,506	6,160	25,000		-	2,515,660
2027	2,369,109	91,496	8,485	25,000		-	2,494,090
2028	2,345,450	91,486	8,522	25,000		-	2,470,458
2029	2,322,015	91,476	7,370	25,000		-	2,445,861
2030	2,298,806	91,467	5,061	25,000		-	2,420,334
2031	2,275,823	91,459	2,002	25,000		-	2,394,284
2032	2,253,065	91,450	(1,536)	25,000		-	2,367,979
2033	2,230,532	91,440	(7,077)	25,000		-	2,339,895
2034	2,208,224	91,430	545	25,000		-	2,325,199
2035	2,186,142	91,421	7,231	25,000		-	2,309,794
2036	2,164,285	91,412	14,739	25,000		-	2,295,436
2037	2,142,653	91,403	24,746	25,000		-	2,283,802
2038	2,121,247	91,394	30,416	25,000		-	2,268,057
2039	2,100,066	91,386	1,776	25,000		-	2,218,228
2040	2,079,111	91,377	2,941	25,000		-	2,198,429
Total	41,708,363	1,919,866	460,822		207,547	50,975,000	95,785,122

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Possible Extension Period

Year	Expenditures								Net Cash	Cumulative Cash	
	Project Costs	Admin Costs	Principal	GO Debt Interest	Dev Guar Returned	MRO Pymts	MRO Interest	Total Expenditures			
2016		51,846						51,846	(51,846)	(51,846)	
2017	-	47,029	-					47,029	(47,029)	(98,875)	Actual
2018	14,614,353	82,718	-	227,120		-		14,924,191	8,784,390	8,685,515	Actual
2019	11,395,053	186,190	10,000,000	734,375		-		22,315,618	(4,230,802)	4,454,713	Actual
2020	72,539	24,018	13,480,000	938,705		-		14,515,262	(3,986,956)	467,757	Actual
2021	91,832	14,075	-	649,023		-	-	754,930	(74,410)	393,347	Projection
2022	-	25,000	710,000	689,215		-	-	1,424,215	(319,557)	73,790	
2023	-	25,000	750,000	669,715	79,595	-	-	1,524,310	251,707	325,497	
2024	-	25,000	1,550,000	639,203		-	-	2,214,203	(148,232)	177,265	
2025	-	25,000	1,550,000	598,203		-	-	2,173,203	315,545	492,811	
2026	-	25,000	1,750,000	554,693		-	-	2,329,693	185,968	678,778	
2027	-	25,000	1,960,000	506,095		-	-	2,491,095	2,995	681,773	
2028	-	25,000	2,085,000	452,655		-	-	2,562,655	(92,197)	589,576	
2029	-	25,000	2,210,000	395,583		-	-	2,630,583	(184,722)	404,854	
2030	-	25,000	2,305,000	335,025		-	-	2,665,025	(244,691)	160,163	
2031	-	25,000	2,380,000	272,323		-	-	2,677,323	(283,038)	(122,876)	
2032	-	25,000	2,580,000	206,265		-	-	2,811,265	(443,286)	(566,161)	
2033	-	25,000	1,550,000	155,098		-	-	1,730,098	609,797	43,636	
2034	-	25,000	1,645,000	120,355	-	-	-	1,790,355	534,844	578,480	
2035	-	25,000	1,600,000	84,126	-	-	-	1,709,126	600,669	1,179,149	
2036	-	25,000	1,420,000	49,900		-	-	1,494,900	800,536	1,979,685	
2037	-	25,000	1,450,000	16,863		150,000	188,375	1,830,238	453,565	2,433,250	
2038	1,000,000	25,000	-	-		3,350,000	184,250	4,559,250	(2,291,193)	142,057	Extended Life for MRO's
2039	500,000	25,000	-	-		-	1,600,000	2,125,000	93,228	235,284	
2040		25,000	-	-		-	1,772,875	1,797,875	400,554	635,838	
Total	27,673,777	880,876	50,975,000	8,294,536	79,595	3,500,000	3,745,500	95,149,284			

TID Cash reserves of \$2.4 million before any MRO pymts are made

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Development

			Projection in Project Plan													
			-	10,200,000	10,625,000	32,096,000	4,462,500	43,783,500					DOR Adj	101,167,000	2nd Amend	
			North of Rawson					South of Rawson						Equatted	Cummulative	Guarantee
Construct Year	Incr Year	Rev Year	Stadium	C-1 ROC Office	Indoor Sports - Luxe Golf	Other	Hotel	Sports Village - MOSH	Commercial	Senior Housing	Garden Apartments	Other		Actual Total		
2016	2017	2018				1,211,500								1,211,500		
2017	2018	2019				49,700								49,700	1,261,200	
2018	2019	2020	7,961,700	506,500	510,200	2,070,100	1,861,300	1,188,400	733,200	1,650,200	7,297,800	100	5,818,500	29,598,000	30,859,200	20,000,000
2019	2020	2021		4,950,000								(5,008,300)	(9,361,400)	(9,419,700)	21,439,500	50,000,000
2020	2021	2022		2,500,000				8,000,000		12,525,000				23,025,000	44,464,500	94,000,000
2021	2022	2023			6,500,000			19,800,000		5,000,000				31,300,000	75,764,500	112,000,000
2022	2023	2024			5,500,000				8,500,000					14,000,000	89,764,500	112,000,000
2023	2024	2025					12,500,000		8,200,000					20,700,000	110,464,500	112,000,000
2024	2025	2026										2,200,000		2,200,000	112,664,500	112,000,000
2025	2026	2027												-	112,664,500	112,000,000
2026	2027	2028												-	112,664,500	112,000,000
2027	2028	2029												-	112,664,500	112,000,000
2028	2029	2030												-	112,664,500	112,000,000
2029	2030	2031												-	112,664,500	112,000,000
2030	2031	2032												-	112,664,500	112,000,000
2031	2032	2033												-	112,664,500	112,000,000
2032	2033	2034												-	112,664,500	112,000,000
2033	2034	2035												-	112,664,500	112,000,000
2034	2035	2036												-	112,664,500	112,000,000
2035	2036	2037												-		
Total			7,961,700	7,956,500	12,510,200	3,331,300	14,361,300	28,988,400	17,433,200	19,175,200	7,297,800	(2,808,200)	(3,542,900)	112,664,500		

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Revenue Projection

0.0%

Constr Yr	Value Added	Val YR	Inflation Increment	Total Increment	Rev Yr	Tax Rate	Tax Increment	Project Plan	
2016	1,211,500	2017		1,211,500	2018	25.18	30,506		
2017	49,700	2018		1,261,200	2019	24.54	30,950	577,800	
2018	29,598,000	2019		30,859,200	2020	23.38	721,381	1,426,659	Forecast
2019	(9,419,700)	2020		21,439,500	2021	22.34	478,853	1,987,891	
2020	23,025,000	2021		44,464,500	2022	22.11	983,199	2,286,172	
2021	31,300,000	2022		75,764,500	2023	21.89	1,658,561	2,263,308	
2022	14,000,000	2023	-	89,764,500	2024	21.67	1,945,376	2,240,647	
2023	20,700,000	2024	-	110,464,500	2025	21.46	2,370,016	2,218,289	
2024	2,200,000	2025	-	112,664,500	2026	21.24	2,392,994	2,196,133	
2025	-	2026	-	112,664,500	2027	21.03	2,369,109	2,174,180	
2026	-	2027	-	112,664,500	2028	20.82	2,345,450	2,152,429	
2027	-	2028	-	112,664,500	2029	20.61	2,322,015	2,130,881	
2028	-	2029	-	112,664,500	2030	20.40	2,298,806	2,109,534	
2029	-	2030	-	112,664,500	2031	20.20	2,275,823	2,088,390	
2030	-	2031	-	112,664,500	2032	20.00	2,253,065	2,067,550	
2031	-	2032	-	112,664,500	2033	19.80	2,230,532	2,046,912	
2032	-	2033	-	112,664,500	2034	19.60	2,208,224	2,026,476	
2033	-	2034	-	112,664,500	2035	19.40	2,186,142	2,006,243	
2034	-	2035	-	112,664,500	2036	19.21	2,164,285	1,986,212	
2035	-	2036	-	112,664,500	2037	19.02	2,142,653	1,986,213	
2036	-	2037	-	112,664,500	2038	18.83	2,121,247	1,986,214	
2037	-	2038	-	112,664,500	2039	18.64	2,100,066	1,986,215	
2038	-	2039	-	112,664,500	2040	18.45	2,079,111	1,986,216	
Total	112,664,500		-				41,708,363		

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Project Costs

	Sanitary Sewer	Storm Sewer	Water Mains	Streets	Shared Parking	County Methane Collection	Relocate Methane Gas Line	Excavate Unsuitable Soils	Oak Leaf Trail Extension	Sound & Light Modifications	Privacy Berms	Contingency	Developer Incentive & Other	Debt Issuance Costs	Total	Interest
Proj Plan	\$782,268	\$2,564,028	\$1,011,124	\$5,157,400	\$1,930,196	\$5,387,300	\$458,000	\$2,602,500	\$145,000	\$100,000	\$920,000	\$2,933,672			\$23,991,488	
Construction Yr 2017																
2018	876,912	4,201,794	1,397,720	1,617,607	608,567	2,645,529	164,865	2,566,201	31,610	49,238	247,441	3,285		203,584	14,614,353	-
2019	1,190,537	1,680,071	1,122,460	2,504,989	1,829,244	389,603	46,214	1,436,361	45,224	110,181	97,894	-	742,805	199,470	11,395,053	-
2020	108,477	56,851	33,604	263,622	(29,152)	101,383	4,020	168,591	27,895		813		(736,104)	72,539	72,539	-
2021				91,832											91,832	-
2022															-	-
2023															-	-
2024															-	-
2025															-	-
2026															-	-
2027															-	-
2028															-	-
2029															-	-
2030															-	-
2031						-									-	-
2032															-	-
2033															-	-
2034															-	-
2035						-									-	-
2036															-	-
2037															-	188,375
2038													1,000,000		1,000,000	184,250
2039													500,000		500,000	1,600,000
Total	2,175,926	5,938,716	2,553,784	4,478,050	2,408,659	3,136,515	215,099	4,171,153	104,729	159,419	346,148	3,285	1,506,701	475,593	27,673,777	1,972,625

Per Project Plan - without Interest 26,818,375
Reserve - 25% 6,704,594
Total Allowable Expenditures 33,522,969
Projected 27,673,777
Available (Over) 5,849,192

City to issue a \$1.5 million MRO in 2031 for Methane system remediation

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Debt Sum	Updated for 2018A NAN	Updated for 2019A	Updated for 2019C	Taxable GO Dec 10, 2020 2020A	Taxable GO Dec 2019	Muni Rev Oblig 2017
	GO Bond 2018 NAN	Taxable GO Feb 2019	Taxable GO Dec 2019			

includes
MRO Int

Year	Total Pymt	Total Pymt	Total Pymt	Total Pymt	Total Pymt	Total Pymt	Principal Pymts	GO Debt Interest	MRO Pymts	MRO Interest Pymts	Total Payments
2017	-	-	-	-	-	-	-	-	-	-	-
2018	227,120	-	-	-	-	-	-	227,120	-	-	227,120
2019	10,556,360	178,015	-	-	-	-	10,000,000	734,375	-	-	10,734,375
2020	13,947,637	335,525	73,256	-	62,287	-	13,480,000	938,705	-	-	14,418,705
2021	-	335,525	98,773	130,743	83,983	-	-	649,023	-	-	649,023
2022	-	327,875	197,898	180,335	183,108	-	710,000	689,215	-	-	1,399,215
2023	-	861,975	196,098	180,335	181,308	-	750,000	669,715	-	-	1,419,715
2024	-	1,288,725	317,979	378,335	204,164	-	1,550,000	639,203	-	-	2,189,203
2025	-	1,258,725	313,479	374,335	201,664	-	1,550,000	598,203	-	-	2,148,203
2026	-	1,248,425	382,948	469,335	203,985	-	1,750,000	554,693	-	-	2,304,693
2027	-	1,296,625	396,123	562,335	211,013	-	1,960,000	506,095	-	-	2,466,095
2028	-	1,262,938	398,728	653,335	222,655	-	2,085,000	452,655	-	-	2,537,655
2029	-	1,228,563	400,853	742,335	233,833	-	2,210,000	395,583	-	-	2,605,583
2030	-	1,193,500	402,398	804,585	239,543	-	2,305,000	335,025	-	-	2,640,025
2031	-	1,157,063	393,473	866,835	234,953	-	2,380,000	272,323	-	-	2,652,323
2032	-	1,119,250	389,130	1,027,973	249,913	-	2,580,000	206,265	-	-	2,786,265
2033	-	-	399,181	1,036,798	269,119	-	1,550,000	155,098	-	-	1,705,098
2034	-	-	438,075	1,039,755	287,525	-	1,645,000	120,355	-	-	1,765,355
2035	-	-	253,563	1,051,525	379,038	-	1,600,000	84,126	-	-	1,684,126
2036	-	-	-	1,056,775	413,125	-	1,420,000	49,900	-	-	1,469,900
2037	-	-	-	1,060,763	406,100	-	1,450,000	16,863	150,000	188,375	1,805,238
2038	-	-	-	-	-	3,534,250	-	-	3,350,000	184,250	3,534,250
2039	-	-	-	-	-	1,600,000	-	-	-	1,600,000	1,600,000
2040	-	-	-	-	-	1,772,875	-	-	-	1,772,875	1,772,875
total	24,731,117	13,092,727	5,051,950	11,616,430	4,267,311	6,907,125	50,975,000	8,294,536	3,500,000	3,745,500	66,515,036