APPROVAL	REQUEST FOR FINANCE COMMITTEE ACTION	MEETING DATE July 22, 2025	
REPORTS & RECOMMENDATIONS	Tax Increment District 2024 Results and Reports	ITEM NUMBER	

#### **Background**

The City of Franklin has several active Tax Increment Financing (TIF) Districts in various stages of their project plans.

#### The Districts are:

- TIF District #5, Ballpark Commons, was formed in September of 2016. The project plan is essentially complete with a limited amount of developable land available.
- TIF District #6, Bear Development, was formed in October of 2018. The project plan in progress, with some recent zoning changes.
- TIF District #7, Velo Village, was formed May of 2019. The project plan is complete and the tax incremental district is collecting full tax increment.
- TIF District #8, Business Park Overlay, was formed in May of 2020. The project plan is in progress.
- TIF District #9, Carma Labs, was formed in October of 2023. The project plan has been approved and development began in 2024, with the initial project nearing completion.

#### **Analysis**

\*NOTE: There was a delay in timing of assessments in 2024 which caused the tax incremental value to be inconsistent with actual values. This has been documented with the Department of Revenue, who will issue a value adjustment in 2025. Tax increment collected in 2024 was lower than expected and each District will receive a credit in 2025. 2026 will show a true representation of tax incremental value.

TID	Reported Value	Actual Value	Potential Correction in 2025
5	\$69,452,800	\$90,653,100	+21,200,300
6	\$26,243,900	\$41,218,800	+14,974,900
7	\$49,477,200	\$41,960,600	-7,516,600
8	\$129,995,300	\$138,212,500	+8,217,200

<sup>\*\*</sup>How is tax incremental value calculated?

Total assessed value +/- prior year corrections + frozen overlap value = Current Year TID Value

Current year TID Value – TID Base Value = TID Increment Value

TID Increment Value \* tax rate (minus school levy credit) = tax increment for current year

TIF District #5 has \$76.5 million of TIF increment value in the district as of 2024. The District has \$24.5 million of outstanding general obligation debt as of December 31, 2024. The project plan is essentially complete. There has been some discussion on possible development within the limited amount of developable land available, however, no project plans have been approved at this time. The City has two municipal revenue obligations (MRO) that have not been triggered to date (\$3.5 million and \$1.5 million). The \$3.5 million MRO does not trigger until the district has sufficient increment to make a payment. The \$1.5 million has strict regulations on payment/use and does not trigger until May 1, 2031. District #5 currently doesn't generate enough increment to support the debt service, so there are minimum assessment guarantee payments being made.

TIF District #6 has \$24.9 million of TIF increment value in the district as of 2024. The District has \$8.6 million in outstanding general obligation debt to support the district's infrastructure projects. The project plan is in process. The projected project plan determined that approximately \$64 million in additional land and improvements will be created as a result of the district. Roughly half of the development assumptions in TID 6 come from single family residential units which are currently in progress. The City has one municipal revenue obligation with Bear Development, totaling \$3.1 million. The obligation is triggered on the first day of the month after the City formally accepts all public improvements.

That date is unknown at this time. District #6 currently doesn't generate enough increment to support the debt service, so there are minimum assessment guarantee payments being made.

TIF District #7 is the City's only blighted district. This district has \$43.4 million of TIF increment value in the district as of 2024. The District has outstanding general obligation debt totaling \$4.99 million. The City also agreed to provide a \$14.9 million MRO to the developer. MRO payments began in 2022. Municipalities are seeing an ongoing issue of levy limit restrictions and declining tax rates at a rapid rate. Initial increment projections are not inline currently with what was projected at TID creation. The City has made the TID 7 business aware of this issue, and how it pertains to the MRO payments in the future. TID 7 had development assumptions of \$47.5 million, which as noted above, have fallen short in 2024. The project plan is complete and continues to collect increment until the outstanding debt is retired.

TIF District #8 has \$89.1 million of TIF increment value in the district as of 2024. The District has \$3.5 million of outstanding general obligation debt as of December 31, 2024. The project plan is in process. TID 8 has a development assumption of roughly \$125 million with multiple large projects still in process. Further development of Elm Road is being discussed with possible debt issues as a funding source. Unforeseen costly infrastructure projects have pushed the City into discussion with surrounding areas. The City currently has one MRO that was triggered 11/1/23, however, no payments have been made. The development must maintain \$17.5 million in assessed value to receive payment, and to date, the development is at \$15.2 million in value.

TIF District #9 was formed in October 2023 with a development agreement signed with Carma Labs. The initial phase of this development has required the City to borrow general obligation debt of \$1.8 million. Furthermore, the City agreed to provide a \$1.5 million MRO to the developer. Development assumptions for TID 9 is roughly \$102 million in value added with future increment being \$28 million (at current conditions.) Development of Carma labs is underway and debt obligation payments begin in 2025.

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#### FINANCE COMMITTEE ACTION REQUESTED

Motion recommending the Common Council accept the 2024 TID results.

Finance Dept - DB

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Section 1 – Municipality and TID						
Co-muni code	uni code Municipality County Due date Report type					
40226	FRANKLIN		MILWAUKEE	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date	
005	6	Ballpark Commons	09/06/2016	09/06/2036	N/A	

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$421,315
Section 3 – Revenue	Amount
Tax increment	\$1,259,682
Investment income	\$44,876
Debt proceeds	
Special assessments	
Shared revenue	\$12,883
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name BPC Master Development LLC	\$700,108
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$2,017,549

# **TID Annual Report**

Section 4 – Expenditures	Amount	
Capital expenditures		
Administration	\$119,266	
Professional services	\$515	
Interest and fiscal charges	\$703,953	
DOR fees	\$150	
Discount on long-term debt		
Debt issuance costs		
Principal on long-term debt	\$1,550,000	
Environmental costs		
Real property assembly costs		
Allocation to another TID		
Developer grants		
Developer name N/A	\$0	
Transfer to other funds		
Other expenditures		
Total Expenditures	\$2,373,884	

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$64,980
Future costs	\$28,966,423
Future revenue	\$29,627,285
Surplus or deficit	\$725,842

### **TID Annual Report**

2024 WI Dept of Revenue

	Current Year TID New Construction Values						
TID TID New Construction Increase TID New Construction Decrease			Prior Year Correction	TID Net New Construction (NNC)			
005	\$9,036,000	\$-172,200	\$231,700	\$9,095,500			
006	\$6,300,000	\$0	\$400,200	\$6,700,200			
007	\$0	\$0	\$0	\$0			
800	\$44,000,000	\$0	\$902,500	\$44,902,500			
Total	\$59,336,000	\$-172,200	\$1,534,400	\$60,698,200			

	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	
005	\$9,095,500	\$6,129,068,900	0.15	\$22,989,488	\$34,484	
006	\$6,700,200	\$6,129,068,900	0.11	\$22,989,488	\$25,288	
007	\$0	\$6,129,068,900	0.00	\$22,989,488	\$0	
800	\$44,902,500	\$6,129,068,900	0.73	\$22,989,488	\$167,823	
Total	\$60,698,200	\$6,129,068,900	0.99	\$22,989,488	\$227,596	

Current Year Actual TID NNC Impact to Municipal Levy				
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000			
\$227,596	\$2.27596			

	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	005	\$7,956,700	\$5,423,303,100	0.15	\$22,468,387	\$33,703		
2023	006	\$13,740,200	\$5,423,303,100	0.25	\$22,468,387	\$56,171		
2023	007	\$0	\$5,423,303,100	0.00	\$22,468,387	\$0		
2023	800	\$30,989,500	\$5,423,303,100	0.57	\$22,468,387	\$128,070		
2023	Total	\$52,686,400	\$5,423,303,100	0.97	\$22,468,387	\$217,943		

Form	
PE-300	

Section 7 – Preparer/Contact Information			
Preparer name  Danielle Brown	Preparer title Treasurer		
Preparer email dbrown@franklinwi.gov	Preparer phone (414) 427-7514		
Contact name Danielle Brown	Contact title Director of Finance & Treasurer		
Contact email dbrown@franklinwi.gov	Contact phone (414) 427-7514		

Submission Information			
Co-muni code	40226		
TID number	005		
Submission date	07-01-2025 11:20 AM		
Confirmation	TIDAR20241081O1751386816334		
Submission type	ORIGINAL		

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PE-300

2024 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
40226	FRANKLIN		MILWAUKEE	07/01/2025	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
006	6	LOOMIS & RYAN ROADS	10/16/2018	10/16/2039	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-1,034,701
Section 3 – Revenue	Amount
Tax increment	\$292,539
Investment income	\$6,395
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name Cellco Partnership/Verizon	\$213,529
Developer name CoPart of Connecticut, Inc.	\$61,189
Developer name Bear Development/Loomis & Ryan	\$31,843
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$605,495

# **TID Annual Report**

Section 4 – Expenditures	Amount	
Capital expenditures		
Administration	\$10,628	
Professional services	\$650	
Interest and fiscal charges	\$243,353	
DOR fees	\$150	
Discount on long-term debt		
Debt issuance costs		
Principal on long-term debt	\$370,000	
Environmental costs		
Real property assembly costs		
Allocation to another TID		
Developer grants		
Developer name NA	\$0	
Transfer to other funds		
Other expenditures		
Total Expenditures	\$624,781	

Section 5 – Ending Balance	Amount	
TID fund balance at end of year	\$-1,053,987	
Future costs	\$19,342,471	
Future revenue	\$24,964,378	
Surplus or deficit	\$4,567,920	

### **TID Annual Report**

2024 WI Dept of Revenue

	Current Year TID New Construction Values					
TID	TID New Construction Increase	TID Net New Construction (NNC)				
005	\$9,036,000	\$-172,200	\$231,700	\$9,095,500		
006	\$6,300,000	\$0	\$400,200	\$6,700,200		
007	\$0	\$0	\$0	\$0		
800	\$44,000,000	\$0	\$902,500	\$44,902,500		
Total	\$59,336,000	\$-172,200	\$1,534,400	\$60,698,200		

	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	
005	\$9,095,500	\$6,129,068,900	0.15	\$22,989,488	\$34,484	
006	\$6,700,200	\$6,129,068,900	0.11	\$22,989,488	\$25,288	
007	\$0	\$6,129,068,900	0.00	\$22,989,488	\$0	
800	\$44,902,500	\$6,129,068,900	0.73	\$22,989,488	\$167,823	
Total	\$60,698,200	\$6,129,068,900	0.99	\$22,989,488	\$227,596	

Current Year Actual TID NNC Impact to Municipal Levy			
Levy Increase Attributable to TID Net New Construction Increase per \$100,000			
\$227,596 \$2.2			

	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	005	\$7,956,700	\$5,423,303,100	0.15	\$22,468,387	\$33,703	
2023	006	\$13,740,200	\$5,423,303,100	0.25	\$22,468,387	\$56,171	
2023	007	\$0	\$5,423,303,100	0.00	\$22,468,387	\$0	
2023	800	\$30,989,500	\$5,423,303,100	0.57	\$22,468,387	\$128,070	
2023	Total	\$52,686,400	\$5,423,303,100	0.97	\$22,468,387	\$217,943	

Form	
PE-300	

Section 7 – Preparer/Contact Information			
Preparer name  Danielle Brown	Preparer title Treasurer		
Preparer email dbrown@franklinwi.gov	Preparer phone (414) 427-7514		
Contact name Danielle Brown	Contact title Director of Finance & Treasurer		
Contact email dbrown@franklinwi.gov	Contact phone (414) 427-7514		

Submission Information			
Co-muni code	40226		
TID number	006		
Submission date	07-01-2025 11:36 AM		
Confirmation	TIDAR20241081O1751387780177		
Submission type	ORIGINAL		

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Section 1 – Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
40226	FRANKLIN		MILWAUKEE	07/01/2025	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
007	2	VELO VILLAGE	05/23/2019	05/23/2046	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$6,947,981
Section 3 – Revenue	Amount
Tax increment	\$727,429
Investment income	\$247,801
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$975,230

# **TID Annual Report**

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$8,635
Professional services	\$108
Interest and fiscal charges	\$126,080
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$100,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name Velo Village Apartments	\$816,000
Transfer to other funds	
Other expenditures	
Total Expenditures	\$1,050,973

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$6,872,238
Future costs	\$18,890,675
Future revenue	\$18,877,456
Surplus or deficit	\$6,859,019

### **TID Annual Report**

2024 WI Dept of Revenue

Current Year TID New Construction Values						
TID	TID New Construction TID New Construction Prior Year Increase Decrease Correction			TID Net New Construction (NNC)		
005	\$9,036,000	\$-172,200	\$231,700	\$9,095,500		
006	\$6,300,000	\$0	\$400,200	\$6,700,200		
007	\$0	\$0	\$0	\$0		
800	\$44,000,000	\$0	\$902,500	\$44,902,500		
Total	\$59,336,000	\$-172,200	\$1,534,400	\$60,698,200		

	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		
005	\$9,095,500	\$6,129,068,900	0.15	\$22,989,488	\$34,484		
006	\$6,700,200	\$6,129,068,900	0.11	\$22,989,488	\$25,288		
007	\$0	\$6,129,068,900	0.00	\$22,989,488	\$0		
800	\$44,902,500	\$6,129,068,900	0.73	\$22,989,488	\$167,823		
Total	\$60,698,200	\$6,129,068,900	0.99	\$22,989,488	\$227,596		

Current Year Actual TID NNC Impact to Municipal Levy				
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000			
\$227,596	\$2.27596			

	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	005	\$7,956,700	\$5,423,303,100	0.15	\$22,468,387	\$33,703	
2023	006	\$13,740,200	\$5,423,303,100	0.25	\$22,468,387	\$56,171	
2023	007	\$0	\$5,423,303,100	0.00	\$22,468,387	\$0	
2023	800	\$30,989,500	\$5,423,303,100	0.57	\$22,468,387	\$128,070	
2023	Total	\$52,686,400	\$5,423,303,100	0.97	\$22,468,387	\$217,943	

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PE-300

Section 7 – Preparer/Contact Information		
Preparer name  Danielle Brown	Preparer title Treasurer	
Preparer email dbrown@franklinwi.gov	Preparer phone (414) 427-7514	
Contact name Danielle Brown	Contact title Director of Finance & Treasurer	
Contact email dbrown@franklinwi.gov	Contact phone (414) 427-7514	

Submission Information		
Co-muni code	40226	
TID number	007	
Submission date	07-01-2025 11:53 AM	
Confirmation	TIDAR20241081O1751388798465	
Submission type	ORIGINAL	

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Section 1 – Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
40226	FRANKLIN		MILWAUKEE	07/01/2025	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
800	6	Business Park Overlay of TID #4	05/05/2020	05/05/2041	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$1,902,977
Section 3 – Revenue	Amount
Tax increment	\$755,803
Investment income	\$4,648
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Developer name OAKWOOD INDUSTRIAL, LLC	\$61,110
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$821,561

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Section 4 – Expenditures	Amount	
Capital expenditures	\$719,368	
Administration	\$70,142	
Professional services	\$14,200	
Interest and fiscal charges	\$76,300	
DOR fees	\$150	
Discount on long-term debt		
Debt issuance costs		
Principal on long-term debt	\$0	
Environmental costs		
Real property assembly costs		
Allocation to another TID		
Developer grants		
Developer name N/A	\$0	
Transfer to other funds		
Other expenditures		
Total Expenditures	\$880,160	

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$1,844,378
Future costs	\$33,803,069
Future revenue	\$38,941,852
Surplus or deficit	\$6,983,161

### **TID Annual Report**

2024 WI Dept of Revenue

	Current Year TID New Construction Values					
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)		
005	\$9,036,000	\$-172,200	\$231,700	\$9,095,500		
006	\$6,300,000	\$0	\$400,200	\$6,700,200		
007	\$0	\$0	\$0	\$0		
800	\$44,000,000	\$0	\$902,500	\$44,902,500		
Total	\$59,336,000	\$-172,200	\$1,534,400	\$60,698,200		

	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
005	\$9,095,500	\$6,129,068,900	0.15	\$22,989,488	\$34,484
006	\$6,700,200	\$6,129,068,900	0.11	\$22,989,488	\$25,288
007	\$0	\$6,129,068,900	0.00	\$22,989,488	\$0
800	\$44,902,500	\$6,129,068,900	0.73	\$22,989,488	\$167,823
Total	\$60,698,200	\$6,129,068,900	0.99	\$22,989,488	\$227,596

Current Year Actual TID NNC Impact to Municipal Levy		
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000	
\$227,596	\$2.27596	

	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	005	\$7,956,700	\$5,423,303,100	0.15	\$22,468,387	\$33,703		
2023	006	\$13,740,200	\$5,423,303,100	0.25	\$22,468,387	\$56,171		
2023	007	\$0	\$5,423,303,100	0.00	\$22,468,387	\$0		
2023	800	\$30,989,500	\$5,423,303,100	0.57	\$22,468,387	\$128,070		
2023	Total	\$52,686,400	\$5,423,303,100	0.97	\$22,468,387	\$217,943		

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PE-300

Section 7 – Preparer/Contact Information					
Preparer name  Danielle Brown	Preparer title Treasurer				
Preparer email dbrown@franklinwi.gov	Preparer phone (414) 427-7514				
Contact name Danielle Brown	Contact title Director of Finance & Treasurer				
Contact email dbrown@franklinwi.gov	Contact phone (414) 427-7514				

Submission Information				
Co-muni code	40226			
TID number	008			
Submission date	07-01-2025 12:01 PM			
Confirmation	TIDAR20241081O1751389295383			
Submission type	ORIGINAL			