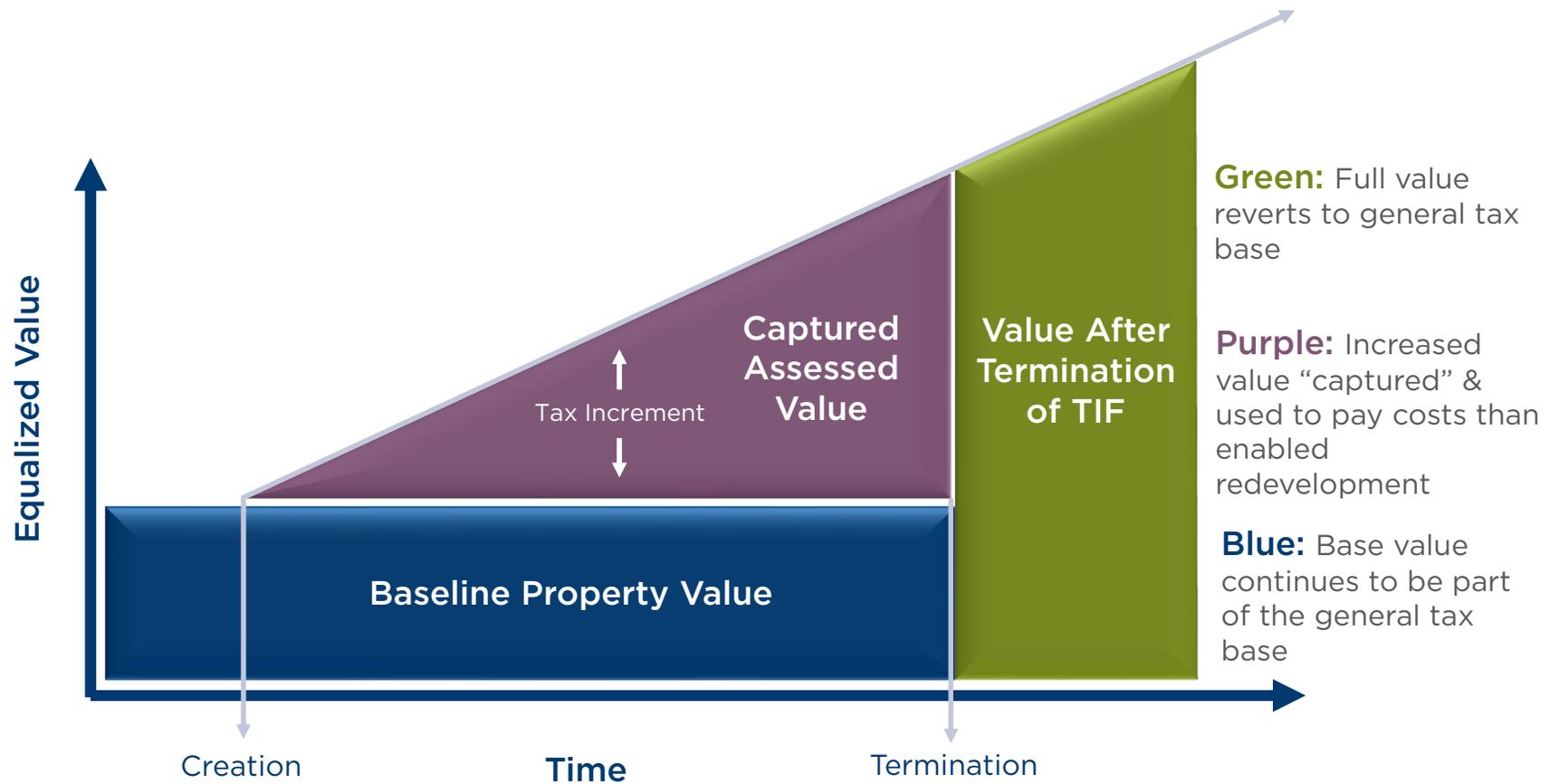




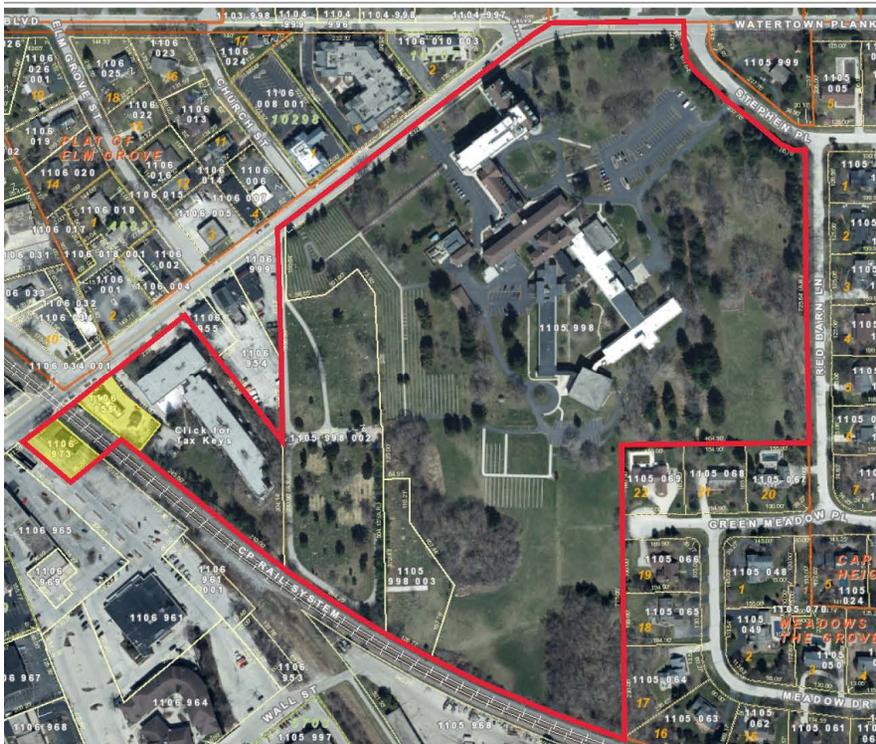
Creation of Tax Incremental District No. 3

Village of Elm Grove, Wisconsin

How Tax Incremental Financing Works



Proposed District Boundary



1 Parcels Located in TID No. 2

Purpose

- Provide funding for water system improvements, development incentives, and other costs related to redevelopment of the SSND site and implementation of the Project Plan

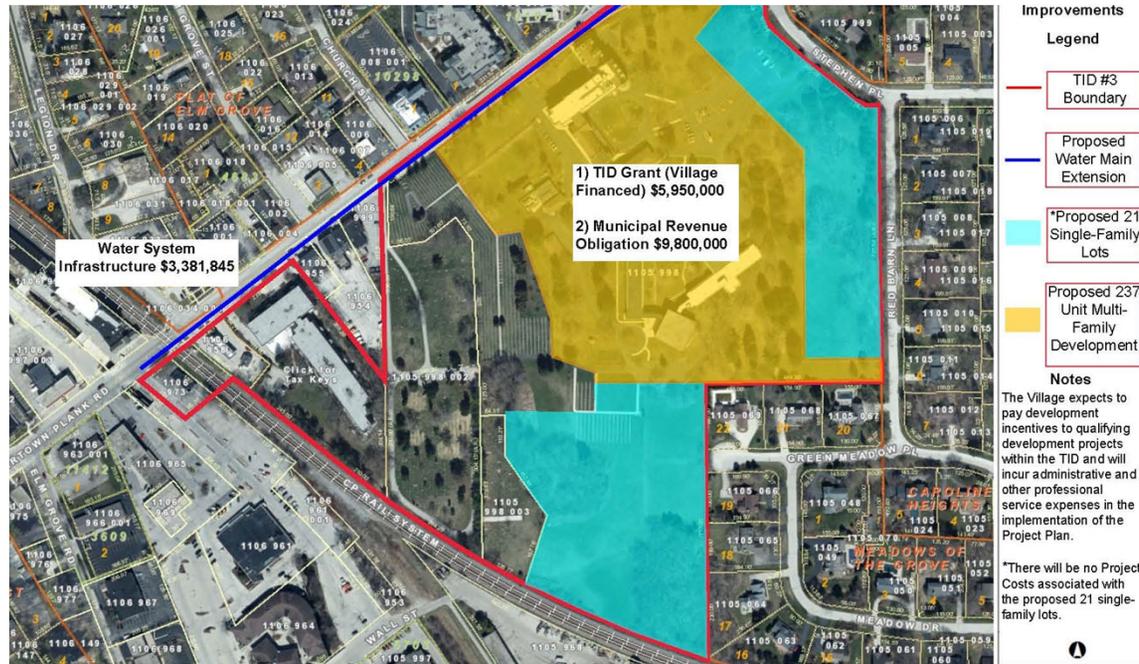
Maximum Life

- 27 Years

Required Finding

- Not less than 50% by area of real property within District is a blighted area (31.18 of 39.65 acres, or 79%, meet this criteria).

Proposed Redevelopment



Date	Valuation	Taxes (All Jurisdictions)
January 1, 2022 (Est. Base)	\$10.7 million	\$191,740
January 1, 2030	\$80.9 Million	\$1,365,065
Total	\$91.6 Million	\$1,556,805

Proposed Project Costs

Project	Est. Cost
MRO*	\$9.80 million
Water System Improvements (Village Financed)**	\$3.38 million
TID Grant (Village Financed – Provided @ Occupancy)**	\$5.95 million
Interest on Debt & Related Financing Expense	\$3.27 million
Administrative Expense	\$200 thousand
Total	\$22.6 million

* Municipal Revenue Obligation (“Pay as you go”)

- Payable solely from tax incremental revenue generated by District
- Subject to annual appropriation by Village Board

** Developer will provide \$41M minimum valuation guarantee

Projected District Cashflow

Village of Elm Grove, Wisconsin

Tax Increment District #3

Cash Flow Projection

Year	Projected Revenues			Projected Expenditures										Balances			Year		
	Tax Increments	Proceeds of LT Debt	Total Revenues	G.O. Water System Imp. Bond 3,565,000			Taxable G.O. Community Dev. Bond 6,110,000			Development Incentives ³		Water System Improvements	Finance Related Expense	Admin.	Total Expenditures	Annual		Cumulative	Village Debt Principal Outstanding
				Dated Date: 07/01/22	Prin (10/1)	Est. Rate ¹	Interest	Dated Date: 11/01/24	Prin (10/1)	Est. Rate ²	Interest								
2022		3,565,000	3,565,000									3,381,845	109,713	15,500	3,507,058	57,943	57,943	9,675,000	2022
2023			0				74,673			0				5,000	79,673	(79,673)	(21,730)	9,675,000	2023
2024	320,720	6,110,000	6,430,720				74,673			219,218	5,950,000			5,100	6,408,315	22,405	675	9,675,000	2024
2025	924,459		924,459	185,000	1.200%	74,673	275,000	1.200%	157,144	228,115				5,202	925,134	(675)	0	9,215,000	2025
2026	1,069,681		1,069,681	185,000	1.350%	72,453	260,000	1.400%	168,130	378,793				5,306	1,069,681	0	0	8,770,000	2026
2027	1,126,159		1,126,159	185,000	1.500%	69,955	265,000	1.700%	164,490	436,302				5,412	1,126,159	0	0	8,320,000	2027
2028	1,183,907		1,183,907	190,000	1.600%	67,180	270,000	1.950%	159,985	491,222				5,520	1,183,907	0	0	7,860,000	2028
2029	1,242,954		1,242,954	190,000	1.700%	64,140	275,000	2.200%	154,720	553,464				5,631	1,242,954	0	0	7,395,000	2029
2030	1,303,330		1,303,330	195,000	1.800%	60,910	280,000	2.400%	148,670	613,007				5,743	1,303,330	0	0	6,920,000	2030
2031	1,365,065		1,365,065	200,000	2.000%	57,400	290,000	2.550%	141,950	669,857				5,858	1,365,065	0	0	6,430,000	2031
2032	1,395,779		1,395,779	200,000	2.000%	53,400	295,000	2.650%	134,555	706,849				5,975	1,395,779	0	0	5,935,000	2032
2033	1,427,184		1,427,184	205,000	2.000%	49,400	305,000	2.800%	126,738	734,952				6,095	1,427,184	0	0	5,425,000	2033
2034	1,459,296		1,459,296	210,000	2.200%	45,300	310,000	2.800%	118,198	769,581				6,217	1,459,296	0	0	4,905,000	2034
2035	1,492,130		1,492,130	215,000	2.200%	40,680	320,000	3.000%	109,518	800,591				6,341	1,492,130	0	0	4,370,000	2035
2036	1,525,703		1,525,703	220,000	2.200%	35,950	330,000	3.000%	99,918	833,367				6,468	1,525,703	0	0	3,820,000	2036
2037	1,560,031		1,560,031	225,000	2.500%	31,110	340,000	3.200%	90,018	867,306				6,597	1,560,031	0	0	3,255,000	2037
2038	1,595,132		1,595,132	230,000	2.500%	25,485	350,000	3.200%	79,138	903,780				6,729	1,595,132	0	0	2,675,000	2038
2039	1,631,022		1,631,022	235,000	2.500%	19,735	365,000	3.400%	67,938	939,599				6,864	1,288,135	342,887	342,887	2,075,000	2039
2040	1,667,720		1,667,720	245,000	2.800%	13,860	375,000	3.400%	55,528	7,001				7,001	696,389	971,332	1,314,219	1,455,000	2040
2041	1,705,244		1,705,244	250,000	2.800%	7,000	390,000	3.550%	42,778	7,141				7,141	696,919	* 1,008,325	2,322,544	815,000	2041
2042	1,743,612		1,743,612				400,000	3.550%	28,933					7,284	436,217	1,307,395	3,629,939	415,000	2042
2043	1,782,843		1,782,843				415,000	3.550%	14,733					7,430	437,162	1,345,681	4,975,620	0	2043
2044	1,822,957		1,822,957											7,578	7,578	1,815,379	6,790,999	0	2044
2045	1,863,974		1,863,974											7,730	7,730	1,856,244	8,647,243	0	2045
2046	1,905,913		1,905,913											7,884	7,884	1,898,029	10,545,271	0	2046
2047	1,948,796		1,948,796											8,042	8,042	1,940,754	12,486,025	0	2047
2048	1,992,644		1,992,644											8,203	8,203	1,984,441	14,470,466	0	2048
2049	2,037,479		2,037,479											8,367	8,367	2,029,111	16,499,578	0	2049
2050	2,083,322		2,083,322											8,534	8,534	2,074,787	18,574,365	0	2050
Total	41,177,055	9,675,000	50,852,055	3,565,000		937,975	6,110,000		2,063,077	9,800,000	5,950,000	3,381,845	269,038	200,756	32,277,690				Total

Notes:

¹ Assumed rates reflect City of Lake Mills (AA-) 9-7-2021 tax-exempt reoffering yields plus 0.75%.

² Assumed rates reflect City of West Bend (AA-) 10-18-2021 taxable reoffering yields plus 1.00%.

³ MRO and TID grant amounts are included for purposes of cash flow feasibility only. Any incentives provided to the Project are subject to approval of a Development Agreement and final terms may vary.

Projected TID Closure

***Projected MRO Repayment and TID closure in 2041**

Timeline

- November 30, 2021
 - ✓ Organizational Joint Review Board meeting
- December 6, 2021
 - ✓ Plan Commission public hearing
 - ✓ Plan Commission consideration of resolution recommending creation of TID 3 to Village Board
- December 20, 2021
 - ✓ Village Board meeting to consider approval of TID 3 creation
- January 19, 2022
 - ✓ Final Joint Review Board meeting to consider approval of TID 3 creation