



## TAX INCREMENTAL FINANCING JOINT REVIEW BOARD AGENDA

**Date and Time:** Tuesday, August 9, 2022 at 4:00PM CDT  
**Location:** City Hall, 101 South Boulevard, Baraboo, WI 53913  
**Room:** Council Chambers

**Members:** Madison Area Technical College - Dr. Jack E. Daniels III; North Region Director - Shawna Marquardt; School District of Baraboo - Dr. Rainey Briggs & Kevin Vodak; Madison Area Technical College District Comptroller – Laurie Grigg; Administrative Assistant to VP – Jill Spide; Sauk County Board Chair - Tim McCumber; Director of Business Services – Yvette Updike; Sauk County Treasurer - Elizabeth Geoghegan; City of Baraboo - Phil Wedekind; Public Member - Stuart Koehler

**Others:** Mayor Rob Nelson; City Administrator Casey Bradley; City Finance Director Julie Ostrander; City Engineer Tom Pinion; Executive Director Community Development Pat Cannon; City Clerk Brenda Zeman; Attorney Jared Smith

1. Call to Order:
  - a. Roll call of members.
  - b. Note Compliance with Open Meeting Law.
  - c. Approve minutes – June 21, 2022.
  - d. Approve agenda.
2. Review Items:
  - a. Review the public record, planning documents and the resolutions passed by the Plan Commission and Common Council.
  - b. Review Annual PE-300 Reports and the performance and status of the City's active Tax Incremental Districts as required by Wis. Stat. § 66.1105(4m)(f).
3. Action Items:
  - a. Consideration of "Resolution Approving an Amended Project Plan and Boundaries for Tax Incremental District No.8."
  - b. Consideration of "Resolution Approving an Amended Project Plan and Boundaries for Tax Incremental District No. 11."
  - c. Approve "Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement."
4. Adjournment:

*For more information about the City of Baraboo, visit our website at [www.cityofbaraboo.com](http://www.cityofbaraboo.com).*

Agenda prepared by Brenda Zeman, (608) 355-2700  
Agenda Posted by Donna Griggel on 8.5.2022

Any person, who has a qualifying disability as defined by the Americans with Disabilities Act and requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Baraboo City Clerk at 101 South Boulevard, Baraboo, Wisconsin or by phone (608) 355-2700 during regular business hours at least 48 hours before the meeting to ensure reasonable arrangements are made to accommodate each request.

Present: City of Baraboo Alder and JRB Chairperson - Phil Wedekind; Regional Director – North Region Shawna Marquardt; Board of Education President- Kevin Vodak; Sauk County Treasurer – Elizabeth Geoghengan; Public Member - Stewart Koehler

Absent:

Also Present: City Administrator - Casey Bradley; City Finance Director - Julie Ostrander; City Clerk - Brenda Zeman; City Engineer - Tom Pinion; City Treasurer - Lori Laux; Ehlers Financial Advisor - Harry Allen

Citizens: None

The meeting was called to order by JRB Chairperson Phil Wedekind at 4:00PM, CST with roll call and noting compliance with the Open Meetings Law.

Motion by Marquardt, seconded by Vodak to approve the December 8, 2021 minutes. Motion carried unanimously.

Motion by Koehler, seconded by Vodak to approve the agenda. Motion carried unanimously.

**Action Items:**

- a) Reaffirmation of the Joint Review Board’s public member Stewart Koehler.

The 2021 public member Stewart Koehler agreed to the reaffirmation noted by Chairperson Phil Wedekind.

Motion by Vodak, seconded by Marquardt to approve the reaffirmation of Stewart Koehler as Public Member. Motion carried unanimously.

- b) Election and/or reaffirmation of Chairperson.

The 2021 chairperson Phil Wedekind agreed to the reaffirmation to continue as Chairperson.

Motion by Vodak, seconded by Marquardt to approve the reaffirmation of Phil Wedekind as Chairnan. Motion carried unanimously.

**Discussion Items:**

- a) Discuss responsibilities of the Joint Review Board.

Ehlers Financial Advisor - Harry Allen offered to review the responsibilities of the board but since there were no new members, all agreed they understood their responsibilities.

- b) Review & discuss project plan for TID #8.

Ehlers Financial Advisor – Harry Allen presented the outline of the TID #8 and expansion including:

- Purpose to add 193.85 acres of territory and add \$2.25 million of additional project costs to support ½ mile projects for residential and commercial development.
- Maximum Life of 27 years (final year of increment in 2040, accounts for 3-year standard and 3-year technical college extensions).
- Required finding not less than 50% by area and needs rehabilitation or conservation work.

City Administrator Casey Bradley presented an overview of the proposed TID #8 expansion project. He talked in more detail about the proposed project expenditures and answered the JRB questions.

c) Review & discuss project plan for TID#11.

Ehlers Financial Advisor – Harry Allen presented the outline of the TID #11 and expansion including:

- Purpose to add 150.99 acres of territory and add \$27.05 million of additional project costs including potential developer incentives, public infrastructure costs, and donations to TID #8 and TID #10.
- Maximum Life of 20 years (final year of increment in 2041)
- Required finding not less than 50% by area of the real property within the district is suitable for mixed use development (77.5% suitable). Lands proposed for newly platted residential development comprise no more than 35% of the real property area in the district (8.1% residential).

City Administrator Casey Bradley presented an overview of the proposed TID #11 expansion project. He talked in more detail about the proposed project expenditures and answered the JRB questions.

d) Discuss next meeting date and time.

Next meeting date and time is Wednesday August 9<sup>th</sup>, 2022, at 4:00PM, CST.

#### Adjournment

Motion by Marquardt, seconded by Vodak to adjourn the meeting at 4:36 PM, CST and unanimously carried.

Respectfully submitted,  
Julie Ostrander, Finance Director

RESOLUTION, TID #8, June 21, 2022

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES  
AND APPROVING A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT NO. 8,  
CITY OF BARABOO, WISCONSIN**

WHEREAS, the City of Baraboo (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 8 (the "District") was created by the City on June 27, 2006 as a district in need of rehabilitation; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1005(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

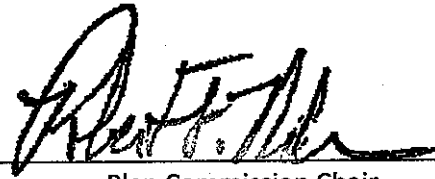
WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of Sauk County, the Baraboo School District, and the Madison Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 21, 2022 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

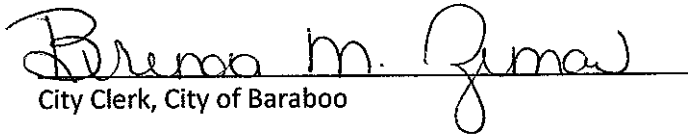
NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Baraboo that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 8 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this 21st day of June, 2022



Plan Commission Chair



Brenna M. Zuma  
City Clerk, City of Baraboo

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES  
AND APPROVING A PROJECT PLAN AMENDMENT  
FOR TAX INCREMENTAL DISTRICT NO. 11,  
CITY OF BARABOO, WISCONSIN**

WHEREAS, the City of Baraboo (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 11 (the "District") was created by the City on September 22, 2020 as a mixed-use district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1005(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

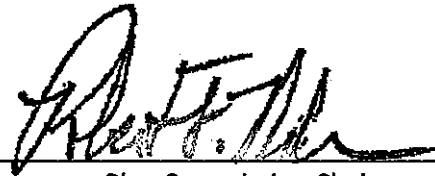
WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sauk County, the Baraboo School District, and the Madison Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 21, 2022 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

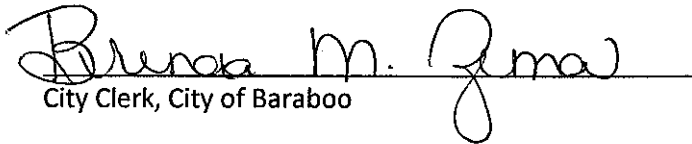
NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Baraboo that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 11 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this 21st day of June, 2022



Plan Commission Chair



Brenda M. Zuma  
City Clerk, City of Baraboo

## RESOLUTION NO. 2022-67

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 8, CITY OF BARABOO, WISCONSIN**

WHEREAS, the City of Baraboo (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 8 (the "District") was created by the City on June 27, 2006 as a district in need of rehabilitation; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1005(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and



WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed district, to the chief executive officers of Sauk County, the Baraboo School District, and the Madison Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 21, 2022 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Baraboo that:

1. The boundaries of the District named "Tax Incremental District No. 8, City of Baraboo", are hereby amended as identified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2022.
4. The Common Council finds and declares that:
  - (a) Not less than 50% by area of the real property within the District, as amended, is in need of rehabilitation or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(b),
  - (b) Based upon the finding stated in 3.a. above, the District was declared to be, and remains, a rehabilitation or conservation work based on the identification and classification of the property included within the District.
  - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
  - (d) The equalized value of the taxable property within the territory to be added to the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
  - (e) That there are no parcels to be added to the District that were annexed by the City within the preceding three-year period.
  - (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
  - (g) Project costs relate directly to promoting rehabilitation or conservation of the area consistent with the purpose for which the District was created.
4. The Project Plan for "Tax Incremental District No. 8, City of Baraboo" (see Exhibit B), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

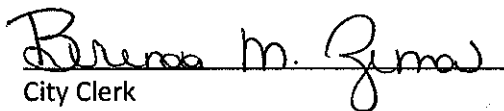
BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2022, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this 12<sup>th</sup> day of July, 2022.



\_\_\_\_\_  
Mayor



\_\_\_\_\_  
City Clerk

**Motion:** Wedekind

**Second:** Petty

## RESOLUTION NO. 2022-68

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 11, CITY OF BARABOO, WISCONSIN**

WHEREAS, the City of Baraboo (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 11 (the "District") was created by the City on September 22, 2020 as a mixed-use district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

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- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

WHEREAS, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sauk County, the Baraboo School District, and the Madison Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 21, 2022 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Baraboo that:

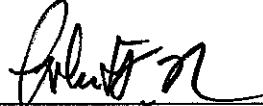
1. The boundaries of the District named "Tax Incremental District No. 11, City of Baraboo", are hereby amended as identified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2022.
3. The Common Council finds and declares that:
  - (a) Not less than 50% by area of the real property within the District, as amended, is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
  - (b) Based upon the finding stated in 3.a. above, the District was declared to be, and remains, a mixed-use district based on the identification and classification of the property included within the District.
  - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District
  - (d) The equalized value of the taxable property within the territory to be added to the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
  - (e) That there are no parcels to be added to the District that were annexed by the City within the preceding three-year period.
  - (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
  - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
  - h) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District, as amended.

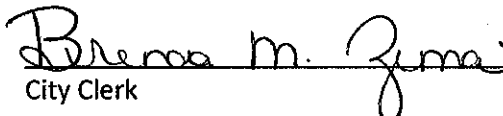
- i) Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 11, City of Baraboo" (see Exhibit B), as amended, is approved, and the City further finds the Project Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2022, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this 12<sup>th</sup> day of July, 2022.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

**Motion:** Petty  
**Second:** Kolb

Form PE-300	<b>TID Annual Report</b>	<b>2021</b> WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code <b>56206</b>	Municipality <b>BARABOO</b>	County <b>SAUK</b>	Due date <b>07/01/2022</b>	Report type <b>ORIGINAL</b>	
TID number <b>006</b>	TID type <b>4</b>	TID name <b>TID #6</b>	Creation date <b>07/27/1999</b>	Mandatory termination date <b>07/27/2022</b>	Expected termination date <b>04/26/2022</b>

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$875,007</b>

Section 3 - Revenue	Amount
Tax increment	\$880,467
Investment income	\$721
Debt proceeds	\$0
Special assessments	\$1,223
Shared revenue	\$82,001
Sale of property	\$0
<b>Allocation from another TID</b>	
TID number	\$0
<b>Developer guarantees</b>	
Developer name	\$0
<b>Transfer from other funds</b>	
Source	\$0
<b>Grants</b>	
Source	\$0
<b>Other revenue</b>	
Source	\$0
<b>Total Revenue (deposits)</b>	<b>\$964,412</b>

Form PE-300	<b>TID Annual Report</b>	<b>2021</b> WI Dept of Revenue
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Section 4 - Expenditures	Amount
<b>Capital expenditures</b>	
Administration	\$24,039
Professional services	\$2,944
Interest and fiscal charges	\$14,204
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$340,000
Environmental costs	\$0
Real property assembly costs	\$0
<b>Allocation to another TID</b>	
TID number      008	\$434,004
TID number      009	\$936
<b>Developer grants</b>	
Developer name    N/A	\$0
<b>Transfer to other funds</b>	
Fund	\$0
<b>Other expenditures</b>	
Name	\$0
<b>Total Expenditures</b>	<b>\$816,277</b>

Section 5 - Ending Balance	Amount
<b>TID fund balance at end of year</b>	<b>\$1,023,142</b>
<b>Future costs</b>	<b>\$0</b>
<b>Future revenue</b>	
<b>Surplus or deficit</b>	<b>\$1,023,142</b>

Section 6 - Preparer/Contact Information	
Preparer name <b>Julie Ostrander</b>	Preparer title <b>Finance Director</b>
Preparer email <b>jostrander@cityofbaraboo.com</b>	Preparer phone <b>(608) 355-7338</b>
Contact name <b>Julie Ostrander</b>	Contact title <b>Finance Director</b>
Contact email <b>jostrander@cityofbaraboo.com</b>	Contact phone <b>(608) 355-7338</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2021</b> WI Dept of Revenue
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<b>Submission Information</b>	
Co-muni code	<b>56206</b>
TID number	<b>006</b>
Submission date	<b>06-30-2022 03:28 PM</b>
Confirmation	<b>TIDAR20211532O1656620919549</b>
Submission type	<b>ORIGINAL</b>



Form PE-300	<b>TID Annual Report</b>	<b>2021</b> WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code <b>56206</b>	Municipality <b>BARABOO</b>		County <b>SAUK</b>	Due date <b>07/01/2022</b>	Report type <b>ORIGINAL</b>
TID number <b>007</b>	TID type <b>5</b>	TID name <b>TID #7</b>	Creation date <b>06/02/2006</b>	Mandatory termination date <b>06/02/2032</b>	Expected termination date <b>N/A</b>

Section 2 - Beginning Balance	Amount
<b>TID fund balance at beginning of year</b>	<b>\$-333,656</b>

Section 3 - Revenue	Amount
<b>Tax increment</b>	\$257,682
<b>Investment income</b>	\$0
<b>Debt proceeds</b>	\$0
<b>Special assessments</b>	\$0
<b>Shared revenue</b>	\$10,632
<b>Sale of property</b>	\$0
<b>Allocation from another TID</b>	
TID number	\$0
<b>Developer guarantees</b>	
Developer name   Teel Plactics	\$126,411
<b>Transfer from other funds</b>	
Source	\$0
<b>Grants</b>	
Source	\$0
<b>Other revenue</b>	
Source	\$0
<b>Total Revenue (deposits)</b>	<b>\$394,725</b>

Section 4 - Expenditures	Amount
<b>Capital expenditures</b>	\$0
<b>Administration</b>	\$21
<b>Professional services</b>	\$3,122
<b>Interest and fiscal charges</b>	\$41,509
<b>DOR fees</b>	\$150
<b>Discount on long-term debt</b>	\$0
<b>Debt issuance costs</b>	\$0
<b>Principal on long-term debt</b>	\$325,000
<b>Environmental costs</b>	\$0
<b>Real property assembly costs</b>	\$0
<b>Allocation to another TID</b>	
TID number	\$0
<b>Developer grants</b>	
Developer name N/A	\$0
<b>Transfer to other funds</b>	
Fund	\$0
<b>Other expenditures</b>	
Name	\$0
<b>Total Expenditures</b>	<b>\$369,802</b>

Section 5 - Ending Balance	Amount
<b>TID fund balance at end of year</b>	<b>\$-308,733</b>
<b>Future costs</b>	<b>\$0</b>
<b>Future revenue</b>	<b>\$0</b>
<b>Surplus or deficit</b>	<b>\$-308,733</b>

Section 6 - Preparer/Contact Information	
Preparer name <b>Julie Ostrander</b>	Preparer title <b>Finance Director</b>
Preparer email <b>jostrander@cityofbaraboo.com</b>	Preparer phone <b>(608) 355-7338</b>
Contact name <b>Julie Ostrander</b>	Contact title <b>Finance Director</b>
Contact email <b>jostrander@cityofbaraboo.com</b>	Contact phone <b>(608) 355-7338</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2021</b> WI Dept of Revenue
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<b>Submission Information</b>	
Co-muni code	<b>56206</b>
TID number	<b>007</b>
Submission date	<b>06-30-2022 04:22 PM</b>
Confirmation	<b>TIDAR20211532O1656624167260</b>
Submission type	<b>ORIGINAL</b>

Form PE-300	<b>TID Annual Report</b>	<b>2021</b> WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code <b>56206</b>	Municipality <b>BARABOO</b>		County <b>SAUK</b>	Due date <b>07/01/2022</b>	Report type <b>ORIGINAL</b>
TID number <b>008</b>	TID type <b>3</b>	TID name <b>TID #8</b>	Creation date <b>06/27/2006</b>	Mandatory termination date <b>06/27/2039</b>	Expected termination date <b>N/A</b>

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$-491,429</b>

Section 3 - Revenue	Amount
Tax increment	\$44,834
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$564
Sale of property	\$0
<b>Allocation from another TID</b>	
TID number      006	\$434,004
<b>Developer guarantees</b>	
Developer name	
<b>Transfer from other funds</b>	
Source	
<b>Grants</b>	
Source	
<b>Other revenue</b>	
Source	
<b>Total Revenue (deposits)</b>	<b>\$479,402</b>

Section 4 - Expenditures	Amount
<b>Capital expenditures</b>	\$158,612
<b>Administration</b>	\$21
<b>Professional services</b>	\$3,270
<b>Interest and fiscal charges</b>	\$44,211
<b>DOR fees</b>	\$150
<b>Discount on long-term debt</b>	\$0
<b>Debt issuance costs</b>	\$0
<b>Principal on long-term debt</b>	\$255,000
<b>Environmental costs</b>	\$0
<b>Real property assembly costs</b>	\$0
<b>Allocation to another TID</b>	
TID number	
<b>Developer grants</b>	
Developer name    JC's Broadway Diner	\$8,074
<b>Transfer to other funds</b>	
Fund	\$0
<b>Other expenditures</b>	
Name	\$0
<b>Total Expenditures</b>	<b>\$469,338</b>

Section 5 - Ending Balance	Amount
<b>TID fund balance at end of year</b>	<b>\$-481,365</b>
<b>Future costs</b>	<b>\$0</b>
<b>Future revenue</b>	<b>\$0</b>
<b>Surplus or deficit</b>	<b>\$-481,365</b>

Section 6 - Preparer/Contact Information	
Preparer name <b>Julie Ostrander</b>	Preparer title <b>Finance Director</b>
Preparer email <b>jostrander@cityofbaraboo.com</b>	Preparer phone <b>(608) 355-7338</b>
Contact name <b>Julie Ostrander</b>	Contact title <b>Finance Director</b>
Contact email <b>jostrander@cityofbaraboo.com</b>	Contact phone <b>(608) 355-7338</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2021</b> WI Dept of Revenue
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<b>Submission Information</b>	
Co-muni code	<b>56206</b>
TID number	<b>008</b>
Submission date	<b>07-01-2022 07:48 AM</b>
Confirmation	<b>TIDAR20211532O1656679688897</b>
Submission type	<b>ORIGINAL</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2021 WI Dept of Revenue</b>
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<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>56206</b>	Municipality <b>BARABOO</b>		County <b>SAUK</b>	Due date <b>07/01/2022</b>	Report type <b>ORIGINAL</b>
TID number <b>009</b>	TID type <b>3</b>	TID name <b>TID #9</b>	Creation date <b>12/11/2007</b>	Mandatory termination date <b>12/11/2034</b>	Expected termination date <b>03/22/2022</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
<b>TID fund balance at beginning of year</b>	<b>\$0</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
<b>Tax increment</b>	\$0
<b>Investment income</b>	\$0
<b>Debt proceeds</b>	\$0
<b>Special assessments</b>	\$0
<b>Shared revenue</b>	\$0
<b>Sale of property</b>	\$0
<b>Allocation from another TID</b>	
TID number      006	\$936
<b>Developer guarantees</b>	
Developer name	\$0
<b>Transfer from other funds</b>	
Source	\$0
<b>Grants</b>	
Source	\$0
<b>Other revenue</b>	
Source	\$0
<b>Total Revenue (deposits)</b>	<b>\$936</b>

Section 4 - Expenditures	Amount
<b>Capital expenditures</b>	\$0
<b>Administration</b>	\$36
<b>Professional services</b>	\$750
<b>Interest and fiscal charges</b>	\$0
<b>DOR fees</b>	\$150
<b>Discount on long-term debt</b>	\$0
<b>Debt issuance costs</b>	\$0
<b>Principal on long-term debt</b>	\$0
<b>Environmental costs</b>	\$0
<b>Real property assembly costs</b>	\$0
<b>Allocation to another TID</b>	
TID number	\$0
<b>Developer grants</b>	
Developer name    N/A	\$0
<b>Transfer to other funds</b>	
Fund	\$0
<b>Other expenditures</b>	
Name	\$0
<b>Total Expenditures</b>	<b>\$936</b>

Section 5 - Ending Balance	Amount
<b>TID fund balance at end of year</b>	<b>\$0</b>
<b>Future costs</b>	<b>\$0</b>
<b>Future revenue</b>	<b>\$0</b>
<b>Surplus or deficit</b>	<b>\$0</b>

Section 6 - Preparer/Contact Information	
Preparer name <b>Julie Ostrander</b>	Preparer title <b>Finance Director</b>
Preparer email <b>jostrander@cityofbaraboo.com</b>	Preparer phone <b>(608) 355-7338</b>
Contact name <b>Julie Ostrander</b>	Contact title <b>Finance Director</b>
Contact email <b>jostrander@cityofbaraboo.com</b>	Contact phone <b>(608) 355-7338</b>



<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2021 WI Dept of Revenue</b>
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<b>Submission Information</b>	
Co-muni code	<b>56206</b>
TID number	<b>009</b>
Submission date	<b>07-01-2022 07:55 AM</b>
Confirmation	<b>TIDAR20211532O1656680118018</b>
Submission type	<b>ORIGINAL</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2021 WI Dept of Revenue</b>
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<b>Section 1 - Municipality and TID</b>					
Co-muni code <b>56206</b>	Municipality <b>BARABOO</b>		County <b>SAUK</b>	Due date <b>07/01/2022</b>	Report type <b>ORIGINAL</b>
TID number <b>010</b>	TID type <b>3</b>	TID name <b>TID #10</b>	Creation date <b>09/22/2020</b>	Mandatory termination date <b>09/22/2047</b>	Expected termination date <b>N/A</b>

<b>Section 2 - Beginning Balance</b>	<b>Amount</b>
<b>TID fund balance at beginning of year</b>	<b>\$-14,674</b>

<b>Section 3 - Revenue</b>	<b>Amount</b>
<b>Tax increment</b>	\$0
<b>Investment income</b>	\$0
<b>Debt proceeds</b>	\$0
<b>Special assessments</b>	\$0
<b>Shared revenue</b>	\$0
<b>Sale of property</b>	\$0
<b>Allocation from another TID</b>	
TID number	\$0
<b>Developer guarantees</b>	
Developer name	\$0
<b>Transfer from other funds</b>	
Source	\$0
<b>Grants</b>	
Source	\$0
<b>Other revenue</b>	
Source	\$0
<b>Total Revenue (deposits)</b>	<b>\$0</b>

Section 4 - Expenditures	Amount
<b>Capital expenditures</b>	\$4,500
<b>Administration</b>	\$9,409
<b>Professional services</b>	\$750
<b>Interest and fiscal charges</b>	\$4
<b>DOR fees</b>	\$150
<b>Discount on long-term debt</b>	\$0
<b>Debt issuance costs</b>	\$0
<b>Principal on long-term debt</b>	\$0
<b>Environmental costs</b>	\$0
<b>Real property assembly costs</b>	\$0
<b>Allocation to another TID</b>	
TID number	\$0
<b>Developer grants</b>	
Developer name    N/A	\$0
<b>Transfer to other funds</b>	
Fund	\$0
<b>Other expenditures</b>	
Name	\$0
<b>Total Expenditures</b>	<b>\$14,813</b>

Section 5 - Ending Balance	Amount
<b>TID fund balance at end of year</b>	<b>-\$29,487</b>
<b>Future costs</b>	<b>\$0</b>
<b>Future revenue</b>	<b>\$0</b>
<b>Surplus or deficit</b>	<b>-\$29,487</b>

Section 6 - Preparer/Contact Information	
Preparer name <b>Julie Ostrander</b>	Preparer title <b>Finance Director</b>
Preparer email <b>jostrander@cityofbaraboo.com</b>	Preparer phone <b>(608) 355-7338</b>
Contact name <b>Julie Ostrander</b>	Contact title <b>Finance Director</b>
Contact email <b>jostrander@cityofbaraboo.com</b>	Contact phone <b>(608) 355-7338</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2021</b> WI Dept of Revenue
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<b>Submission Information</b>	
Co-muni code	<b>56206</b>
TID number	<b>010</b>
Submission date	<b>07-01-2022 08:01 AM</b>
Confirmation	<b>TIDAR20211532O1656680473599</b>
Submission type	<b>ORIGINAL</b>

Form PE-300	<b>TID Annual Report</b>	<b>2021</b> WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code <b>56206</b>	Municipality <b>BARABOO</b>		County <b>SAUK</b>	Due date <b>07/01/2022</b>	Report type <b>ORIGINAL</b>
TID number <b>011</b>	TID type <b>6</b>	TID name <b>TID #11</b>	Creation date <b>09/22/2020</b>	Mandatory termination date <b>09/22/2040</b>	Expected termination date <b>N/A</b>

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	<b>-\$14,707</b>

Section 3 - Revenue	Amount
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
<b>Allocation from another TID</b>	
TID number	\$0
<b>Developer guarantees</b>	
Developer name	\$0
<b>Transfer from other funds</b>	
Source	\$0
<b>Grants</b>	
Source	\$0
<b>Other revenue</b>	
Source	\$0
<b>Total Revenue (deposits)</b>	<b>\$0</b>

Section 4 - Expenditures	Amount
<b>Capital expenditures</b>	\$0
<b>Administration</b>	\$0
<b>Professional services</b>	\$751
<b>Interest and fiscal charges</b>	\$4
<b>DOR fees</b>	\$150
<b>Discount on long-term debt</b>	\$0
<b>Debt issuance costs</b>	\$0
<b>Principal on long-term debt</b>	\$0
<b>Environmental costs</b>	\$0
<b>Real property assembly costs</b>	\$0
<b>Allocation to another TID</b>	
TID number	\$0
<b>Developer grants</b>	
Developer name    N/A	\$0
<b>Transfer to other funds</b>	
Fund	\$0
<b>Other expenditures</b>	
Name	\$0
<b>Total Expenditures</b>	<b>\$905</b>

Section 5 - Ending Balance	Amount
<b>TID fund balance at end of year</b>	<b>-\$15,612</b>
<b>Future costs</b>	<b>\$0</b>
<b>Future revenue</b>	<b>\$0</b>
<b>Surplus or deficit</b>	<b>-\$15,612</b>

Section 6 - Preparer/Contact Information	
Preparer name <b>Julie Ostrander</b>	Preparer title <b>Finance Director</b>
Preparer email <b>jostrander@cityofbaraboo.com</b>	Preparer phone <b>(608) 355-7338</b>
Contact name <b>Julie Ostrander</b>	Contact title <b>Finance Director</b>
Contact email <b>jostrander@cityofbaraboo.com</b>	Contact phone <b>(608) 355-7338</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2021 WI Dept of Revenue</b>
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<b>Submission Information</b>	
Co-muni code	<b>56206</b>
TID number	<b>011</b>
Submission date	<b>07-01-2022 08:36 AM</b>
Confirmation	<b>TIDAR20211532O1656682579432</b>
Submission type	<b>ORIGINAL</b>

**JOINT REVIEW BOARD  
RESOLUTION APPROVING AN AMENDED  
PROJECT PLAN AND BOUNDARIES FOR  
TAX INCREMENTAL DISTRICT NO. 8,  
CITY OF BARABOO**

WHEREAS, the City of Baraboo (the "City") seeks to amend the Project Plan and boundaries for Tax Incremental District No. 8 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the Plan Commission, and the resolution passed by the Common Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the Common Council approving an amendment to the Project Plan and boundaries of the District.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for the amendment to the Project Plan and boundaries of the District, that the economic benefits of the District, as measured by increased employment, business and personal



income and property value, are sufficient to compensate for the cost of the improvements, and that the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this 9<sup>th</sup> day of August, 2022.

Resolution introduced and adoption moved by JRB member: \_\_\_\_\_

Motion for adoption seconded by JRB member: \_\_\_\_\_

On roll call motion passed by a vote of \_\_\_\_\_ ayes to \_\_\_\_\_ nays

ATTEST:

\_\_\_\_\_  
JRB Chairperson Signature

\_\_\_\_\_  
Clerk Signature

**JOINT REVIEW BOARD  
RESOLUTION APPROVING AN AMENDED  
PROJECT PLAN AND BOUNDARIES FOR  
TAX INCREMENTAL DISTRICT NO. 11,  
CITY OF BARABOO**

WHEREAS, the City of Baraboo (the "City") seeks to amend the Project Plan and boundaries for Tax Incremental District No. 11 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the Plan Commission, and the resolution passed by the Common Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the Common Council approving an amendment to the Project Plan and boundaries of the District.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for the amendment to the Project Plan and boundaries of the District, that the economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements, and that the

benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this 9<sup>th</sup> day of August, 2022.

Resolution introduced and adoption moved by JRB member: \_\_\_\_\_

Motion for adoption seconded by JRB member: \_\_\_\_\_

On roll call motion passed by a vote of \_\_\_\_\_ ayes to \_\_\_\_\_ nays

ATTEST:

\_\_\_\_\_  
JRB Chairperson Signature

\_\_\_\_\_  
Clerk Signature

**JOINT REVIEW BOARD  
RESOLUTION ACKNOWLEDGING FILING OF ANNUAL REPORTS AND  
COMPLIANCE WITH ANNUAL MEETING REQUIREMENT  
CITY OF BARABOO, WISCONSIN**

WHEREAS, Wis. Stat. § 66.1105(4m)(f) requires the Joint Review Board (“JRB”) meet annually on July 1, or when an annual report under Wis. Stat. § 66.1105(6m)(c)(intro.) becomes available, to review the annual report and to review the performance and status of each district governed by the JRB; and

WHEREAS, the City has filed an annual report with the Wisconsin Department of Revenue for the following districts:

Tax Incremental Districts No. 6, 7, 8, 9, 10 & 11; and

WHEREAS, copies of the annual reports have been provided to each overlying taxing jurisdiction; and

WHEREAS, the JRB met on August 9, 2022 to review the annual reports and the performance and status of each of the.

NOW, THEREFORE, BE IT RESOLVED that the City has complied with its reporting requirements under Wis. Stat. § 66.1105(6m)(c)(intro.) and requirement to hold an annual JRB meeting under Wis. Stat. § 66.1105(4m)(f).

Passed and adopted this 9<sup>th</sup> day of August, 2022.

Resolution introduced and adoption moved by JRB member: \_\_\_\_\_

Motion for adoption seconded by JRB member: \_\_\_\_\_

On roll call motion passed by a vote of \_\_\_\_\_ ayes to \_\_\_\_\_ nays

ATTEST:

\_\_\_\_\_  
JRB Chairperson Signature

\_\_\_\_\_  
Clerk Signature