Excerpts from City of Menasha Municipal Code – Chapter 2

SEC. 3-2-3 COSTS THAT MAY BE PAID BY SPECIAL ASSESSMENT

The cost of any work or improvement to be paid in whole or in part by special assessment on property may include the direct and indirect cost thereof, the damages occasioned thereby, the interest on bonds or notes issued in anticipation of the collection of the assessments, a reasonable charge for the services of the administrative staff of the City and the cost of any architectural, engineering and legal services, and any other item of direct or indirect cost which may reasonably be attributed to the proposed work or improvement. The amount to be assessed against all property for any such proposed work or improvement shall be apportioned among the individual parcels in the manner designated by the Common Council.

SEC. 3-2-14 INSTALLMENT AND DEFERRED SPECIAL ASSESSMENTS

c. Special assessments greater than Two Thousand Five Hundred Dollars ($2,500.00) may be deferred for the initial five years after passage of the final resolution required by Sec. 3.2.6. Thereafter they shall be paid in five equal installments due and payable on or before November 1 commencing with the sixth year after the special assessment is levied and each November 1 thereafter, together with the interest as assigned. Interest shall accrue at the rate the City has borrowed the money plus 1% for administrative expenses. Should the money to pay for the project not be borrowed, interest shall be set at a rate established by the Common Council in the final resolution required by Sec. 3-2-6.

Deferred Special Assessment Example
10/1/2015

Assumptions:
-Allowable Project Per Chapter 2 of the City of Menasha Municipal Code
-Project Cost - $923,614
-'Payment Plan - Deferral allowed under Sec. 3-2-14
-'Final Special Assessment Resolution in 2016
-Improvements Occur in 2016
-Assessment Certified as of 10/1/16
-Interest Rate for City to Borrow in 2016 = 3.5%
-Interest Rate on Sepcial Assessment = 4.5% (Per Sec. 3-2-14)

		Interest Payment	***Principal Payment***	***Annual Payment***	***Required by Developer Agreement***	***Principal Balance***
	Beginning Balance					$923,614.00
2016 Taxes	*Deferral Period*					
2017 Taxes	*Deferral Period*					
2018 Taxes	*Deferral Period*					
2019 Taxes	*Deferral Period*					
2020 Taxes	*Deferral Period*					
2021 Taxes	Yr. 6-1st Principal Payment + 1 Year Interest (3 Months) ($923,614 * 4.5% * 3/12)	$10,390.66	$184,722.80	$195,113.46		$738,891.20
2022 Taxes	Yr. 7 - 2nd Principal Payment + 1 Year of Interest ($738,891.20 * 4.5%)	$33,250.10	$184,722.80	$217,972.90		$554,168.40
2023 Taxes	Yr. 8 - 3rd Principal Payment + 1 Year of Interest ($554,168.40 * 4.5%)	$24,937.58	$184,722.80	$209,660.38		$369,445.60
2024 Taxes	Yr. 9 - 4th Principal Payment + 1 Year of Interest ($369,445.60 * 4.5%)	$16,625.05	$184,722.80	$201,347.85		$184,722.80
2025 Taxes	Yr. 10 - 5th Principal Payment + 1 Year of Interest ($184,722.80 * 4.5%)	$8,312.53	$184,722.80	$193,035.33		$0.00
		$93,515.92	$923,614.00	$1,017,129.92		
				$1,017,129.92		
				$0.00	check	