

## Existing TIF Districts

Over the last 26 years, the City of Menasha has created twelve TIF districts, as illustrated in the following map. The major purpose of each of the TIF district is as follows:

**TID #1** was created to support the development of the Menasha Marina and Harbor Place office building.

**TID #2** was created to support the Lakeside Commons and Regency House housing projects on Main Street.

**TID #3** was created to support the development of the River Place Office Building on Main Street.

**TID #4** was created to support the development of the Riverview Plaza office building and the commercial development of Third and Racine Streets.

**TID #5** was created to develop the Midway Business Park.

**TID #6** was created to support northside office and commercial development projects on Midway Road and Parkside Drive.

**TID #7** was created to support the development of Marina Place condominium /apartment project and the restoration of the Main Street rear façades.

**TID #8** was created to support the condominium project in the 500 block of Broad Street.

**TID #9** was created to develop a mixed-use development east of Oneida Street, generally north of Manitowoc Road and south of Midway Road.

**TID #10** was created to support the cinema development and the redevelopment of the former Doerings Super Valu at Milwaukee and Third Streets.

**TID #11** was created to support the redevelopment of the former Gilbert Paper Mill site.

**TID #12** was created to stimulate development in the Lake Park Villas area at STH 114 and Lake Park Road.

\*TID #2 was closed-out in May of 2011.



**City of Menasha TIF Districts**

- |   |   |
|---|---|
|  TID #1  |  TID #12 |
|  TID #2  |   |
|  TID #3  |   |
|  TID #4  |   |
|  TID #5  |   |
|  TID #6  |   |
|  TID #7  |   |
|  TID #8  |   |
|  TID #9  |   |
|  TID #10 |   |
|  TID #11 |   |

**Wisconsin Department of Revenue**  
**Equalization Section**  
TIF Value Limitation Report

Municipality	CoMun Code	TID No.	Base Year	2010 TID Current Value	2010 TID Value Increment	2010 Muni Total TID Increment	2010 Muni Total TID Current Value	2010 Muni Equalized Value	5% Test	7% Test	12% Test
Menasha	70251	001	1986	9,216,800	3,887,700						
	70251	002	1987	3,398,100	2,223,150						
	70251	003	1990	4,587,900	870,500						
	70251	004	1997	7,360,200	3,164,200						
	70251	005	1998	13,588,100	10,203,200						
	70251	006	1998	18,622,700	13,053,900						
	70251	007	2003	4,750,900	4,063,600						
	70251	008	2005	3,293,900	2,809,400						
	08251	009	2005	25,939,900	22,481,500						
	70251	010	2006	12,343,800	2,641,900						
	70251	011	2007	3,460,100	3,175,200	68,574,250	106,562,400	1,027,132,300			6.68%
Menomonee Falls	67151	002	1991	56,029,900	33,616,300						
	67151	004	1996	118,289,700	104,385,200						
	67151	005	1999	70,162,400	53,134,900						
	67151	006	2006	33,313,100	(514,200)						
	67151	007	2008	17,938,000	16,909,900						
	67151	008	2008	9,124,100	106,500	208,152,800	304,857,200	4,437,584,100			4.69%
	17251	011	2001	20,616,600	13,618,500						
	17251	012	2003	16,897,900	15,226,700						
Menomonie	17251	013	2004	0	(161,900)						
	17251	014	2004	10,117,800	2,238,200						
	17251	015	2005	19,077,600	(2,667,600)						
	45255	002	2002	18,985,600	13,074,000	31,083,400	66,709,900	893,402,400			3.48%
	45255	003	2008	42,437,600	1,354,500	14,428,500	61,423,200	4,223,167,500			.34%
Mequon	35251	003	2005	20,673,000	6,735,000						
	35251	004	2007	1,374,200	1,163,600						
	35251	005	2007	671,500	597,500						
	35251	006	2009	8,445,000	183,700						
	35251	007	2009	5,634,100	(133,600)						
	13255	003	1993	474,081,200	409,373,600	8,679,800	36,797,800	390,935,400			2.22%
	13255	005	2009	93,466,900	3,801,400	413,175,000	567,548,100	2,699,486,100			15.31%
Milltown	48151	002	1994	2,805,600	2,789,800	3,085,600	3,684,600	42,917,300			7.19%
	48151	003	2004	879,000	295,800						

Balances in TIF Districts, Audited as of 12/31/09  
 Update: 04/27/2011  
 Compiled by: Finance Department

<u>TIF # 1 - END 12/31/12</u>	<u>TIF # 1 FUND 205</u>	<u>TIF # 1</u>	<u>TIF # 1</u>
BALANCE 01/01/08	BALANCE 01/01/09	BALANCE 01/01/10	BALANCE 01/01/10
TIF Increment	TIF Increment	TIF Increment	TIF Increment
Computer Aid	Computer Aid	Computer Aid	Computer Aid
Other Revenues	Other Revenues	Other Revenues	Other Revenues
Debt Service	Debt Service	Debt Service	Debt Service
Expenditures - 2008	Expenditures - 2009	Expenditures - 2010	Expenditures - 2010
<u>BALANCE 12/31/08</u>	<u>BALANCE 12/31/09</u>	<u>BALANCE 12/31/10</u>	<u>BALANCE 12/31/10</u>
\$ 115,865.83	\$ 115,865.29	\$ 115,864.77	\$ 115,864.77
163,716.46	169,884.48	177,134.03	177,134.03
3,448.00	2,740.00	1,094.00	1,094.00
-	-	-	-
-	-	-	-
(167,165.00)	(172,625.00)	(178,225.00)	(178,225.00)
<u>\$ 115,865.29</u>	<u>\$ 115,864.77</u>	<u>\$ 115,867.80</u>	<u>\$ 115,867.80</u>
<u>TIF # 2 - END 12/31/13</u>	<u>TIF # 2 FUND 206</u>	<u>TIF # 2</u>	<u>TIF # 2</u>
BALANCE 01/01/08	BALANCE 01/01/09	BALANCE 01/01/10	BALANCE 01/01/10
TIF Increment	TIF Increment	TIF Increment	TIF Increment
Computer Aid	Computer Aid	Computer Aid	Computer Aid
Other Revenues	Other Revenues	Other Revenues	Other Revenues
Debt Service	Debt Service	Debt Service	Debt Service
Expenditures - 2008	Expenditures - 2009	Expenditures - 2010	Expenditures - 2010
<u>BALANCE 12/31/08</u>	<u>BALANCE 12/31/09</u>	<u>BALANCE 12/31/10</u>	<u>BALANCE 12/31/10</u>
\$ 2.40	\$ 3.91	\$ 13,397.80	\$ 13,397.80
63,071.51	63,735.89	66,597.05	66,597.05
590.00	485.00	425.00	425.00
-	-	-	-
-	-	-	-
(63,660.00)	(50,827.00)	(150.00)	(150.00)
<u>\$ 3.91</u>	<u>\$ 13,397.80</u>	<u>\$ 80,269.85</u>	<u>\$ 80,269.85</u>
<u>TIF # 3 - END 12/31/16</u>	<u>TIF # 3 FUND 208</u>	<u>TIF # 3</u>	<u>TIF # 3</u>
BALANCE 01/01/08	BALANCE 01/01/09	BALANCE 01/01/10	BALANCE 01/01/10
TIF Increment	TIF Increment	TIF Increment	TIF Increment
Computer Aid	Computer Aid	Computer Aid	Computer Aid
Borrowed Funds	Borrowed Funds	Borrowed Funds	Borrowed Funds
Other Revenues	Other Revenues	Other Revenues	Other Revenues
Debt Service	Debt Service	Debt Service	Debt Service
Expenditures - 2008	Expenditures - 2009	Expenditures - 2010	Expenditures - 2010
<u>BALANCE 12/31/08</u>	<u>BALANCE 12/31/09</u>	<u>BALANCE 12/31/10</u>	<u>BALANCE 12/31/10</u>
\$ 367,252.63	\$ 412,645.00	\$ 235,089.31	\$ 235,089.31
102,841.01	54,065.68	56,879.44	56,879.44
205,616.00	251.00	171.00	171.00
860,000.00	-	-	-
9,689.91	3,206.63	1,297.13	1,297.13
(1,117,900.00)	(235,079.00)	(193,440.00)	(193,440.00)
<u>(14,854.55)</u>	<u>-</u>	<u>(150.00)</u>	<u>(150.00)</u>
<u>\$ 412,645.00</u>	<u>\$ 235,089.31</u>	<u>\$ 99,846.88</u>	<u>\$ 99,846.88</u>
<u>TIF # 4 - END 12/31/23</u>	<u>TIF # 4 FUND 456</u>	<u>TIF # 4</u>	<u>TIF # 4</u>
BALANCE 01/01/08	BALANCE 01/01/09	BALANCE 01/01/10	BALANCE 01/01/10
TIF Increment	TIF Increment	TIF Increment	TIF Increment
Computer Aid	Computer Aid	Computer Aid	Computer Aid
Other Revenues	Other Revenues	Other Revenues	Other Revenues
Debt Service	Debt Service	Debt Service	Debt Service
Expenditures - 2008	Expenditures - 2009	Expenditures - 2010	Expenditures - 2010
<u>BALANCE 12/31/08</u>	<u>BALANCE 12/31/09</u>	<u>BALANCE 12/31/10</u>	<u>BALANCE 12/31/10</u>
\$ (33,343.07)	\$ (32,124.38)	\$ (26,362.71)	\$ (26,362.71)
195,232.10	172,293.64	167,358.07	167,358.07
4,843.00	4,028.00	1,800.00	1,800.00
1,497.59	394.03	134.49	134.49
(164,134.00)	(164,734.00)	(165,034.00)	(165,034.00)
<u>(36,220.00)</u>	<u>(6,220.00)</u>	<u>(6,370.00)</u>	<u>(6,370.00)</u>
<u>\$ (32,124.38)</u>	<u>\$ (26,362.71)</u>	<u>\$ (28,474.15)</u>	<u>\$ (28,474.15)</u>

<u>TIF # 5 - END 12/31/20</u>					<u>TIF # 5</u>	
BALANCE 01/01/08	\$ 453,739.99	FUND 457	BALANCE 01/01/10	\$ 301,399.76	BALANCE 01/01/10	\$ 349,295.22
TIF Increment	263,716.36		TIF Increment	290,471.89	TIF Increment	256,913.06
Computer Aid	6,755.00		Computer Aid	161,558.00	Computer Aid	162,040.00
Borrowed Funds	765,000.00		Borrowed Funds	-	Borrowed Funds	-
Other Revenues	123,659.33		Other Revenues	659,338.11	Other Revenues	89,574.71
Debt Service	(1,295,450.00)		Debt Service	(645,906.00)	Debt Service	(387,831.00)
Expenditures - 2008	(16,020.92)		Expenditures - 2009	(417,566.54)	Expenditures - 2010	(23,942.70)
BALANCE 12/31/08	\$ 301,399.76		BALANCE 12/31/09	\$ 349,295.22	BALANCE 12/31/10	\$ 446,049.29
<u>TIF # 6 - END 12/31/20</u>			<u>TIF # 6</u>		<u>TIF # 6</u>	
BALANCE 01/01/08	\$ (32,292.84)	FUND 471	BALANCE 01/01/09	\$ (114,621.22)	BALANCE 01/01/10	\$ (228,814.79)
TIF Increment	258,014.62		TIF Increment	265,445.43	TIF Increment	273,000.59
Computer Aid	6,714.00		Computer Aid	5,161.00	Computer Aid	5,518.00
Borrowed Funds	-		Borrowed Funds	-	Borrowed Funds	-
Other Revenues	-		Other Revenues	-	Other Revenues	-
Debt Service	(338,377.00)		Debt Service	(376,120.00)	Debt Service	(382,195.00)
Expenditures - 2008	(8,680.00)		Expenditures - 2009	(8,680.00)	Expenditures - 2010	(14,185.47)
BALANCE 12/31/08	\$ (114,621.22)		BALANCE 12/31/09	\$ (228,814.79)	BALANCE 12/31/10	\$ (346,676.67)
<u>TIF # 7 - END 12/31/29</u>			<u>TIF # 7</u>		<u>TIF # 7</u>	
BALANCE 01/01/08	\$ (166,815.07)	FUND 481	BALANCE 01/01/09	\$ (102,766.46)	BALANCE 01/01/10	\$ (202,103.96)
TIF Increment	98,126.96		TIF Increment	100,881.50	TIF Increment	105,136.86
Computer Aid	112.00		Computer Aid	114.00	Computer Aid	-
Borrowed Funds	1,760,000.00		Borrowed Funds	-	Borrowed Funds	-
Other Revenues	51,224.46		Other Revenues	3,500.00	Other Revenues	3,500.00
Debt Service	(1,805,740.00)		Debt Service	(133,783.00)	Debt Service	(174,078.00)
Expenditures - 2008	(39,674.81)		Expenditures - 2009	(70,050.00)	Expenditures - 2010	(10,200.00)
BALANCE 12/31/08	\$ (102,766.46)		BALANCE 12/31/09	\$ (202,103.96)	BALANCE 12/31/10	\$ (277,745.10)
<u>TIF # 8 - END 12/31/31</u>			<u>TIF # 8</u>		<u>TIF # 8</u>	
BALANCE 01/01/08	\$ (13,910.71)	FUND 484	BALANCE 01/01/09	\$ (19,848.87)	BALANCE 01/01/10	\$ (44,126.47)
TIF Increment	64,684.73		TIF Increment	65,947.40	TIF Increment	69,046.23
Computer Aid	-		Computer Aid	-	Computer Aid	-
Borrowed Funds	975,000.00		Borrowed Funds	-	Borrowed Funds	-
Other Revenues	1,068.54		Other Revenues	-	Other Revenues	-
Debt Service	(1,005,415.00)		Debt Service	(87,115.00)	Debt Service	(106,001.00)
Expenditures - 2008	(41,276.43)		Expenditures - 2009	(3,110.00)	Expenditures - 2010	(3,260.00)
BALANCE 12/31/08	\$ (19,848.87)		BALANCE 12/31/09	\$ (44,126.47)	BALANCE 12/31/10	\$ (84,341.24)

<u>TIF # 9 - END 12/31/24</u>					<u>TIF # 9</u>	
BALANCE 01/01/08	\$ 289,860.02	FUND 485	BALANCE 01/01/10	\$ 61,292.56	BALANCE 01/01/10	\$ (114,245.72)
TIF Increment	69,894.67	TIF Increment	TIF Increment	242,989.75	TIF Increment	361,330.31
Computer Aid	116.00	Computer Aid	Computer Aid	224.00	Computer Aid	2,234.00
Borrowed Funds	4,665,000.00	Borrowed Funds	Borrowed Funds	-	Borrowed Funds	-
Other Revenues	103,596.76	Other Revenues	Other Revenues	644.43	Other Revenues	-
Debt Service	(4,830,493.00)	Debt Service	Debt Service	(324,324.00)	Debt Service	(300,548.00)
Expenditures - 2008	(236,681.89)	Expenditures - 2009	Expenditures - 2010	(95,072.46)	Expenditures - 2010	(27,317.86)
BALANCE 12/31/08	\$ 61,292.56	BALANCE 12/31/09	BALANCE 12/31/10	\$ (114,245.72)	BALANCE 12/31/10	\$ (78,547.27)
<u>TIF # 10 - END 12/31/32</u>					<u>TIF # 10</u>	
BALANCE 01/01/08	\$ (25,351.81)	FUND 487	BALANCE 01/01/10	\$ 12,567.98	BALANCE 01/01/10	\$ 71,535.65
TIF Increment	59,448.79	TIF Increment	TIF Increment	82,515.67	TIF Increment	72,995.50
Computer Aid	12,581.00	Computer Aid	Computer Aid	10,562.00	Computer Aid	10,554.00
Borrowed Funds	-	Borrowed Funds	Borrowed Funds	-	Borrowed Funds	-
Other Revenues	-	Other Revenues	Other Revenues	-	Other Revenues	-
Debt Service	(21,750.00)	Debt Service	Debt Service	(21,750.00)	Debt Service	(21,750.00)
Expenditures - 2008	(12,360.00)	Expenditures - 2009	Expenditures - 2010	(12,360.00)	Expenditures - 2010	(17,865.47)
BALANCE 12/31/08	\$ 12,567.98	BALANCE 12/31/09	BALANCE 12/31/10	\$ 71,535.65	BALANCE 12/31/10	\$ 115,469.68
<u>TIF # 11 - END 12/31/33</u>					<u>TIF #11</u>	
BALANCE 01/01/08	\$ (1,000.00)	FUND 489	BALANCE 01/01/10	\$ (30,175.00)	BALANCE 01/01/10	\$ (53,872.31)
TIF Increment	-	TIF Increment	TIF Increment	25,812.10	TIF Increment	45,166.45
Computer Aid	-	Computer Aid	Computer Aid	-	Computer Aid	-
Borrowed Funds	-	Borrowed Funds	Borrowed Funds	-	Borrowed Funds	-
Other Revenues	-	Other Revenues	Other Revenues	-	Other Revenues	20,000.00
Debt Service	-	Debt Service	Debt Service	-	Debt Service	-
Expenditures - 2008	(29,175.00)	Expenditures - 2009	Expenditures - 2010	(49,509.41)	Expenditures - 2010	(68,243.00)
BALANCE 12/31/08	\$ (30,175.00)	BALANCE 12/31/09	BALANCE 12/31/10	\$ (53,872.31)	BALANCE 12/31/10	\$ (56,948.86)

Breakdown of G.O. Debt outstanding by categories as of 05/01/2011

Update: 04/28/2011

Prepared by: City Comptroller/Treasurer

<u>DATE OF</u>	<u>ISSUE</u>	<u>PUB WKS</u>	<u>LIBRARY</u>	<u>STEAM</u>	<u>LP VILLAS</u>	<u>IDB LOANS</u>	<u>TIF # 3</u>	<u>TIF # 4</u>	<u>TIF # 5</u>	<u>TIF # 6</u>	<u>TIF # 7</u>	<u>TIF # 8</u>	<u>TIF # 9</u>	<u>TIF # 10</u>	<u>TOTAL</u>
9/1/2001		200,000						940,000		75,000					275,000
12/15/2001															940,000
12/15/2001		175,000							110,000						110,000
5/1/2002															175,000
3/1/2003			2,280,000							1,000,000					3,280,000
6/1/2003										700,000					700,000
9/1/2003										200,000					200,000
12/1/2003									1,390,000						1,390,000
12/15/2003										815,000					815,000
10/4/2004						1,277,453									1,277,453
6/15/2005					2,490,000		860,000								2,490,000
6/15/2005					2,565,000										2,565,000
8/1/2006		125,000			1,685,000										1,810,000
8/1/2006														375,000	375,000
12/1/2006		845,000		2,675,000											2,675,000
8/1/2008							860,000		405,000		510,000	190,000	2,195,000		5,005,000
8/1/2008									160,000		1,150,000	710,000	2,370,000		4,390,000
12/1/2009															7,000,000
3/29/2010															6,930,000
9/10/2010															1,000,000
		1,345,000	2,280,000	17,605,000	6,740,000	1,277,453	860,000	940,000	2,065,000	2,790,000	1,660,000	900,000	4,565,000	375,000	43,402,453
															2,880,853
															350,000
															(2,757,893)
															43,875,413

Water Utility Debt 04/06/2011  
 New City Debt-Pub Wks 05/01/2011  
 Principal payments in 2011

Total G.O. Debt outstanding  
 on 12/31/2011

