

August 19, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

# City of Lodi, WI

## Tax Incremental District No. 3



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**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

# Annual Tax Incremental District Report

## City of Lodi, Wisconsin Tax Incremental District No. 3

**Purpose:** State law requires municipalities with an active Tax Incremental District (TID) to electronically file an Annual Report for each TID by July 1 of each calendar year. This is a summary of that filing to be used at the annually required meeting of the standing Joint Review Board.

**District Summary:** Tax Incremental District No. 3 (“District”) was created on September 6, 2005 as a Blighted Area district. The District was amended in 2015 to add territory, allow project costs within a ½ mile radius, and donate excess increment to TID #4 and TID #5. The TID has an expenditure period that ends on September 6, 2027 and has a mandatory termination date of September 6, 2032. The final year of increment collection is 2033.

<b>Background Data:</b>	Base Value	\$161,000
	Incremental Value (as of January 1, 2025)	\$1,117,800
	Cash balance (2024)	\$120,655
	Projected Closure (based on current cash flow*)	2031

\*The City has a storm water improvement pending in the district. The exact timing of the project is still unknown. The cash flow model includes this expense.

**Notes:**

- \$74,209 is owed to the General Fund

**Joint Review Board Action:** Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

**Attachments:**

- TID Boundary Map
- Tax Increment Projection
- TID Cash Flow Projection (Detail)
- State Submittal (DOR Form PE-300)

# Map #1 District Boundaries & Parcels

Existing TID 3  
Lodi Tax Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar (CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, swisstopo, and the CIA

# City of Lodi, Wisconsin

## Tax Increment District #3

### Increment Value

Construction Year	Valuation Year	Change in increment Value	Actual Increment Value	
1	2005	2006	12,900	12,900
2	2006	2007	0	12,900
3	2007	2008	3,500	16,400
4	2008	2009	0	16,400
5	2009	2010	(75,200)	(58,800)
6	2010	2011	(1,100)	(59,900)
7	2011	2012	318,700	258,800
8	2012	2013	699,000	957,800
9	2013	2014	56,100	1,013,900
10	2014	2015	(21,900)	992,000
11	2015	2016	(20,700)	971,300
12	2016	2017	73,200	1,044,500
13	2017	2018	(117,200)	927,300
14	2018	2019	(35,900)	891,400
15	2019	2020	239,400	1,130,800
16	2020	2021	(79,400)	1,051,400
17	2021	2022	41,100	1,092,500
18	2022	2023	104,700	1,197,200
19	2023	2024	(28,200)	1,169,000
20	2024	2025	(51,200)	1,117,800
21	2025	2026		
22	2026	2027		
23	2027	2028		
24	2028	2029		
25	2029	2030		
26	2030	2031		
27	2031	2032		
Totals	Totals	<u>1,117,800</u>	<u>13,755,600</u>	

Notes:

# City of Lodi, Wisconsin

## Tax Increment District #3

### Tax Increment Projection Worksheet

Type of District	Blighted Area		Base Value	161,000
District Creation Date	September 6, 2005		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2005	Base Tax Rate	
Max Life (Years)	27		Rate Adjustment Factor	-0.50%
Expenditure Period/Termination	22	9/6/2027	Tax Exempt Discount Rate	N/A
Revenue Periods/Final Year	27	2033	Taxable Discount Rate	N/A
Extension Eligibility/Years	Yes	3		
Recipient District	Yes			

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
14	2018	(35,900)	2019		891,400	2020	\$23.91	21,317
15	2019	239,400	2020		1,130,800	2021	\$24.01	27,150
16	2020	(79,400)	2021		1,051,400	2022	\$23.10	24,604
17	2021	41,100	2022		1,092,500	2023	\$20.46	22,661
18	2022	104,700	2023	0	1,197,200	2024	\$18.28	21,888
19	2023	(28,200)	2024	0	1,169,000	2025	\$17.10	19,987
20	2024	(51,200)	2025	0	1,117,800	2026	\$15.38	17,192
21	2025	0	2026	0	1,117,800	2027	\$15.30	17,106
22	2026	0	2027	0	1,117,800	2028	\$15.23	17,021
23	2027	0	2028	0	1,117,800	2029	\$15.15	16,936
24	2028	0	2029	0	1,117,800	2030	\$15.08	16,851
25	2029	0	2030	0	1,117,800	2031	\$15.00	16,767
26	2030	0	2031	0	1,117,800	2032	\$14.92	16,683
27	2031	0	2032	0	1,117,800	2033	\$14.85	16,600
<b>Totals</b>		<b>859,000</b>		<b>0</b>		<b>Future Value of Increment</b>		<b>272,763</b>

**Notes:**

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

# City of Lodi, Wisconsin

## Tax Increment District #3

### Cash Flow Projection

Year	Projected Revenues				Expenditures					Balances		Year
	Tax Increments	Intergov	Personal Property Aid	Total Revenues	Conservation and Development	Repay Advance <sup>2</sup>	Interest & Fiscal Charges	Storm Water Project	Total Expenditures	Annual	Cumulative <sup>1</sup>	
2019											<b>96,239</b>	2019
2020	21,317	138	306	21,761	61,640		2,783		64,423	(42,662)	<b>53,577</b>	2020
2021	27,150	138		27,288	1,945		2,782		4,727	22,561	<b>76,138</b>	2021
2022	24,604	138		24,742	2,816		2,782		5,598	19,144	<b>95,282</b>	2022
2023	22,661	138		22,799	2,865		8,905		11,770	11,029	<b>106,311</b>	2023
2024	21,888	138	305	22,331	2,980		5,007		7,987	14,344	<b>120,655</b>	2024
2025	19,987	138	506	20,631	3,000	74,209	8,900		86,109	(65,478)	55,177	2025
2026	17,192	138	506	17,836	3,000		8,900		11,900	5,936	61,113	2026
2027	17,106	138	506	17,750	3,000		8,900		11,900	5,850	66,964	2027
2028	17,021	138	506	17,665	3,000		8,900		11,900	5,765	72,729	2028
2029	16,936	138	506	17,580	3,000		8,900	85,000	96,900	(79,320)	(6,592)	2029
2030	16,851	138	506	17,495	3,000		8,900		11,900	5,595	(996)	2030
2031	16,767	138	506	17,411	3,000		8,900		11,900	5,511	4,514	2031
2032	16,683	138	506	17,327	3,000		8,900		11,900	5,427	9,941	2032
2033	16,600	138	506	17,244	3,000		8,900		11,900	5,344	15,285	2033
Total	272,763	1,932	5,165	279,860	99,246	74,209	102,359	85,000	360,814			Total

Notes:

1. Cumulative balance for 2024 ties to cash and investments on hand per audits.
2. \$74,209 owed to General Fund
3. District can donate increment to TID #4 and TID #5 per 2015 amendment.

Projected TID Closure

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2024 WI Dept of Revenue</b>
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code	Municipality	County	Due date	Report type	
<b>11246</b>	<b>LODI</b>	<b>COLUMBIA</b>	<b>07/01/2025</b>	<b>ORIGINAL</b>	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
<b>003</b>	<b>2</b>	<b>NA</b>	<b>09/06/2005</b>	<b>09/06/2032</b>	<b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$32,101</b>

Section 3 – Revenue	Amount
Tax increment	\$21,887
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$444
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
<b>Total Revenue (deposits)</b>	<b>\$22,331</b>

Section 4 – Expenditures	Amount
<b>Capital expenditures</b>	
<b>Administration</b>	
<b>Professional services</b>	\$2,828
<b>Interest and fiscal charges</b>	\$5,009
<b>DOR fees</b>	\$150
<b>Discount on long-term debt</b>	
<b>Debt issuance costs</b>	
<b>Principal on long-term debt</b>	
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Allocation to another TID</b>	
TID number	
<b>Developer grants</b>	
Developer name    NA	\$0
<b>Transfer to other funds</b>	
Fund	
<b>Other expenditures</b>	
Name	
<b>Total Expenditures</b>	<b>\$7,987</b>

Section 5 – Ending Balance	Amount
<b>TID fund balance at end of year</b>	<b>\$46,445</b>
<b>Future costs</b>	<b>\$192,100</b>
<b>Future revenue</b>	<b>\$193,399</b>
<b>Surplus or deficit</b>	<b>\$47,744</b>

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$0	\$0	\$0	\$0
004	\$11,100	\$0	-\$300	\$10,800
005	\$173,900	\$0	-\$100	\$173,800
<b>Total</b>	<b>\$185,000</b>	<b>\$0</b>	<b>-\$400</b>	<b>\$184,600</b>

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
003	\$0	\$412,078,600	0.00	\$1,757,257	\$0
004	\$10,800	\$412,078,600	0.00	\$1,757,257	\$0
005	\$173,800	\$412,078,600	0.04	\$1,757,257	\$703
<b>Total</b>	<b>\$184,600</b>	<b>\$412,078,600</b>	<b>0.04</b>	<b>\$1,757,257</b>	<b>\$703</b>

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$703	\$0.00703

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	003	\$0	\$357,329,600	0.00	\$1,724,644	\$0
2023	004	\$443,000	\$357,329,600	0.12	\$1,724,644	\$2,070
2023	005	\$66,400	\$357,329,600	0.02	\$1,724,644	\$345
<b>2023</b>	<b>Total</b>	<b>\$509,400</b>	<b>\$357,329,600</b>	<b>0.14</b>	<b>\$1,724,644</b>	<b>\$2,415</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2024</b> WI Dept of Revenue
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<b>Section 7 – Contact Information</b>	
Contact name <b>Sandra Bloechl</b>	Contact title <b>Treasurer</b>
Contact email <b>sbloechl@cityoflodi.us</b>	Contact phone <b>(608) 592-0714</b>