

August 19, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Lodi, WI

Tax Incremental District No. 5



Prepared by:

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BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Lodi, Wisconsin Tax Incremental District No. 5

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. 5 (“District”) was created on June 2, 2015 as a Rehabilitation Area district. The District boundary was amended in 2017 to add and subtract territory. The TID has an expenditure period that ends on June 2, 2037 and has a mandatory termination date of June 2, 2042. The final year of increment collection is 2043.

Background Data:	Base Value	\$12,622,800
	Incremental Value (as of January 1, 2025)	\$3,978,700
	Year End Fund Balance (2024)	\$223,740
	Projected Closure (based on current cash flow)	City needs to determine what other costs will be incurred.

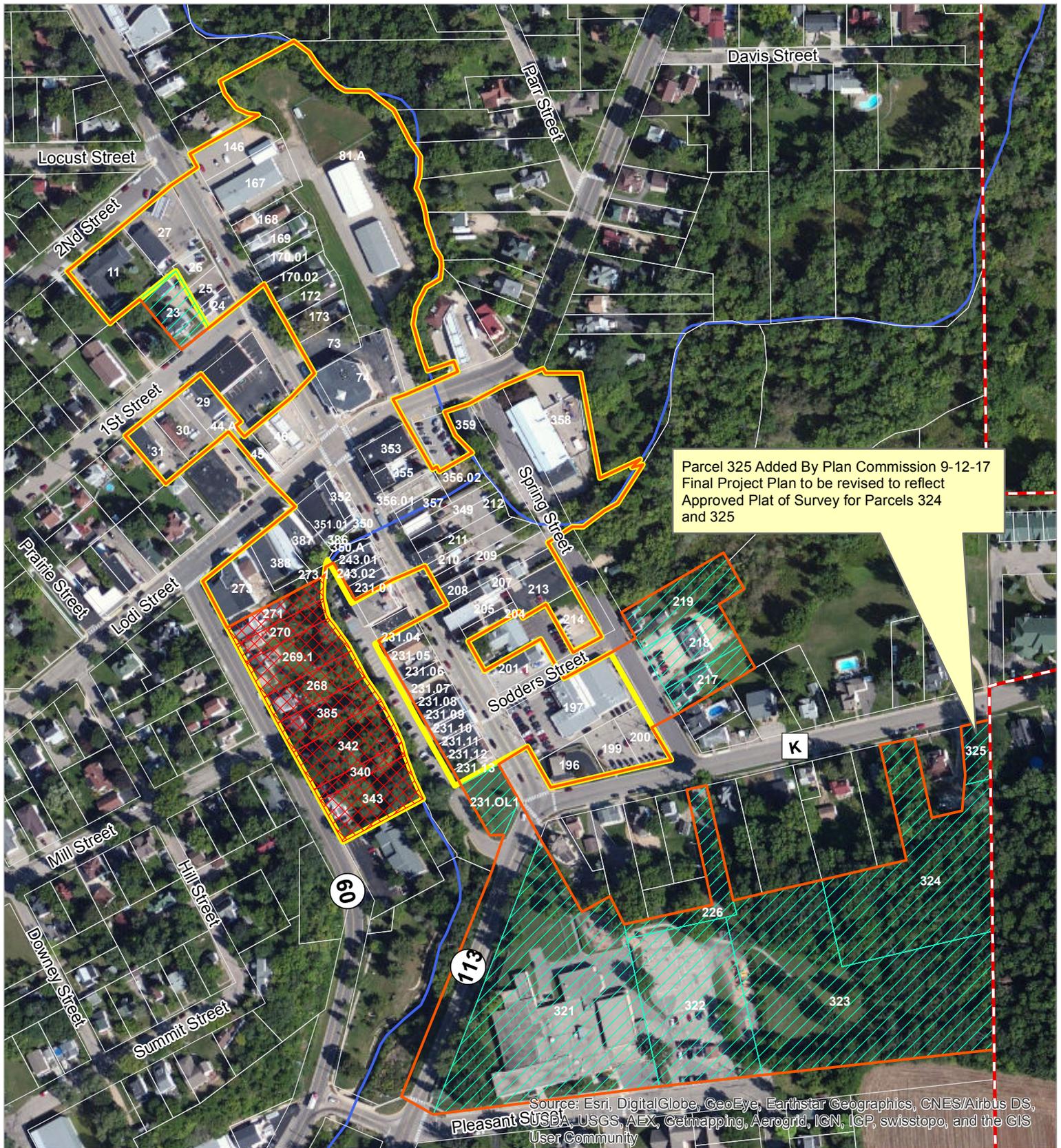
Notes:

- The City is reviewing development proposals for the Top of Lodi property. TIF assistance has been requested for the project. The City is in negotiations with a potential developer.

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

Attachments:

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



Parcel 325 Added By Plan Commission 9-12-17
 Final Project Plan to be revised to reflect
 Approved Plat of Survey for Parcels 324
 and 325

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, Pleiades, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community

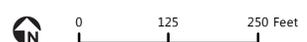
TID #5 - AMENDMENT #1

District Boundary & Parcels

-  Lodi City Limits
-  TID #5 Boundary_2015
-  TID #5 Parcel Subtractions
-  Parcels
-  TID #5 Boundary_2017
-  TID #5 Parcel Additions
-  Spring Creek and Tributaries

City of Lodi
 Columbia County, WI

Data Sources:
 Base Data: Columbia County
 TID Data: MSA



City of Lodi, Wisconsin

Tax Increment District #5

Development Assumptions

Construction Year		Actual	Top of Lodi-Townhomes	Top of Lodi-RCAC	Top of Lodi-Apartments	Annual Total	Construction Year	
1	2015	(285,700)				(285,700)	2015	1
2	2016	1,123,700				1,123,700	2016	2
3	2017	303,200				303,200	2017	3
4	2018	(780,100)				(780,100)	2018	4
5	2019	2,120,300				2,120,300	2019	5
6	2020	(224,200)				(224,200)	2020	6
7	2021	365,200				365,200	2021	7
8	2022	1,885,800				1,885,800	2022	8
9	2023	(525,900)				(525,900)	2023	9
10	2024	(3,600)				(3,600)	2024	10
11	2025		701,000			701,000	2025	11
12	2026		5,257,500	5,000,000		10,257,500	2026	12
13	2027		1,051,500	5,000,000	4,410,000	10,461,500	2027	13
14	2028			2,500,000	4,410,000	6,910,000	2028	14
15	2029				2,205,000	2,205,000	2029	15
16	2030					0	2030	16
17	2031					0	2031	17
18	2032					0	2032	18
19	2033					0	2033	19
20	2034					0	2034	20
21	2035					0	2035	21
22	2036					0	2036	22
23	2037					0	2037	23
24	2038					0	2038	24
25	2039					0	2039	25
26	2040					0	2040	26
27	2041					0	2041	27
Totals		<u>3,978,700</u>	<u>7,010,000</u>	<u>12,500,000</u>	<u>11,025,000</u>	<u>34,513,700</u>		

Notes:

City of Lodi, Wisconsin

Tax Increment District #5

Tax Increment Projection Worksheet

Type of District	Rehabilitation		Base Value	12,622,800
District Creation Date	June 2, 2015		Appreciation Factor	
Valuation Date	Jan 1,	2015	Base Tax Rate	
Max Life (Years)	27		Rate Adjustment Factor	
Expenditure Period/Termination	22	6/2/2037	Tax Exempt Discount Rate	N/A
Revenue Periods/Final Year	27	2043	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
1	2015	(285,700)	2016		(285,700)	2017	\$25.02	0
2	2016	1,123,700	2017		838,000	2018	\$24.17	20,255
3	2017	303,200	2018		1,141,200	2019	\$24.28	27,706
4	2018	(780,100)	2019		361,100	2020	\$23.91	8,635
5	2019	2,120,300	2020		2,481,400	2021	\$23.62	64,689
6	2020	(224,200)	2021		2,257,200	2022	\$23.10	55,760
7	2021	365,200	2022		2,622,400	2023	\$20.46	57,255
8	2022	1,885,800	2023		4,508,200	2024	\$18.28	82,420
9	2023	(525,900)	2024		3,982,300	2025	\$17.10	68,087
10	2024	(3,600)	2025		3,978,700	2026	\$17.10	68,026
11	2025	701,000	2026	0	4,679,700	2027	\$17.10	80,011
12	2026	10,257,500	2027	0	14,937,200	2028	\$17.10	255,388
13	2027	10,461,500	2028	0	25,398,700	2029	\$17.10	434,254
14	2028	6,910,000	2029	0	32,308,700	2030	\$17.10	552,397
15	2029	2,205,000	2030	0	34,513,700	2031	\$17.10	590,097
16	2030	0	2031	0	34,513,700	2032	\$17.10	590,097
17	2031	0	2032	0	34,513,700	2033	\$17.10	590,097
18	2032	0	2033	0	34,513,700	2034	\$17.10	590,097
19	2033	0	2034	0	34,513,700	2035	\$17.10	590,097
20	2034	0	2035	0	34,513,700	2036	\$17.10	590,097
21	2035	0	2036	0	34,513,700	2037	\$17.10	590,097
22	2036	0	2037	0	34,513,700	2038	\$17.10	590,097
23	2037	0	2038	0	34,513,700	2039	\$17.10	590,097
24	2038	0	2039	0	34,513,700	2040	\$17.10	590,097
25	2039	0	2040	0	34,513,700	2041	\$17.10	590,097
26	2040	0	2041	0	34,513,700	2042	\$17.10	590,097
27	2041	0	2042	0	34,513,700	2043	\$17.10	590,097
Totals		34,513,700		0		Future Value of Increment		9,446,149

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 #5

Cash Flow Projection

Year	Projected Revenues				Expenditures						Balances			Year	
	Tax Increments	PP Aid Payment	Intergov.	Total Revenues	Conservation and Development	Interest & Fiscal Charges	Top of Lodi-Town Homes MRO ²	Top of Lodi-RCAC ³	Top of Lodi-Apartments ⁴	Capital Outlay	Total Expenditures	Annual	Cumulative ¹		Principal Outstanding
2015				0	14,237						14,237	(14,237)	(14,237)		2015
2016				0	13,877	1,616				4,050	19,543	(19,543)	(33,780)		2016
2017	0		3,280	3,280	41,128	1,572					42,700	(39,420)	(73,200)		2017
2018	20,255		4,016	24,271	789	802					1,591	22,680	(50,520)		2018
2019	27,706		4,521	32,227	25,210	1,242					26,452	5,775	(44,745)		2019
2020	8,635		7,004	15,639	4,481	1,241					5,722	9,917	(34,828)		2020
2021	64,689		3,409	68,098	1,817	1,240					3,057	65,041	30,213		2021
2022	55,760		3,409	59,169	2,817	1,241					4,058	55,111	85,324		2022
2023	57,255		3,409	60,664	2,850	3,704					6,554	54,110	139,434		2023
2024	82,420	3,595	3,409	89,424	2,884	2,234					5,118	84,306	223,740		2024
2025	68,087	9,677	3,409	81,173	3,000	3,700					6,700	74,473	298,214		2025
2026	68,026	9,677	3,409	81,112	3,000	3,700				300,000	306,700	(225,588)	72,625		2026
2027	80,011	9,677	3,409	93,097	3,000	3,700					6,700	86,397	159,023	839,000	2027
2028	255,388	9,677	3,409	268,474	3,000	3,700	86,594	72,664			165,958	102,516	261,539	2,342,746	2028
2029	434,254	9,677	3,409	447,340	3,000	3,700	101,875	145,329	64,090		317,994	129,346	390,885	3,615,843	2029
2030	552,397	9,677	3,409	565,483	3,000	3,700	101,875	181,661	128,180		418,416	147,067	537,952	3,438,588	2030
2031	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	690,675	3,201,142	2031
2032	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	843,397	2,949,450	2032
2033	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	996,120	2,682,656	2033
2034	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	1,148,842	2,399,854	2034
2035	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	1,301,565	2,100,085	2035
2036	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	1,454,287	1,782,329	2036
2037	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	1,607,010	1,445,508	2037
2038	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	1,759,732	1,088,478	2038
2039	590,097	9,677	3,409	603,183	3,000	3,700	100,486	181,661	160,225		449,071	154,112	1,913,844	711,415	2039
2040	590,097	9,677	3,409	603,183	3,000	3,700	0	181,661	160,225		348,585	254,598	2,168,442	412,215	2040
2041	590,097	9,677	3,409	603,183	3,000	3,700	0	149,048	160,225		315,972	287,211	2,455,653	127,675	2041
2042	590,097	9,677	3,409	603,183	3,000	3,700	0	0	135,336		142,036	461,148	2,916,801	0	2042
2043	590,097	9,677	3,409	603,183	3,000	3,700	0	0	0		6,700	596,483	3,513,284	0	2043
Total	9,446,149	187,458	97,228	9,730,835	167,090	85,192	1,205,833	2,365,308	2,090,078	304,050	6,217,551				Total

Notes:

- Cumulative balance ties to audited statements.
- Top of Lodi Town Home MRO is based on principal of \$839,000 plus 6% interest.
- Top of Lodi RCAC is based on principal of \$1,540,000 plus 6% interest.
- Top of Lodi Apartments is based on principal of \$1,360,000 plus 6% interest.

Projected closure IF City agrees to pay each separate MRO off early with TID fund balance

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 11246	Municipality LODI	County COLUMBIA	Due date 07/01/2025	Report type ORIGINAL	
TID number 005	TID type 3	TID name NA	Creation date 06/02/2015	Mandatory termination date 06/02/2042	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$139,434

Section 3 – Revenue	Amount
Tax increment	\$82,420
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$7,004
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$89,424

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$2,733
Interest and fiscal charges	\$2,234
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name NA	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$5,117

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$223,741
Future costs	\$127,300
Future revenue	\$1,738,616
Surplus or deficit	\$1,835,057

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
Total	\$185,000	\$0	-\$400	\$184,600

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
Total	\$184,600	\$412,078,600	0.04	\$1,757,257	\$703

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
2023	Total	\$509,400	\$357,329,600	0.14	\$1,724,644	\$2,415

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