November 13, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Peshtigo, Wisconsin

Tax Incremental District No. 2

EHLERS
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BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Peshtigo, Wisconsin
Tax Incremental District No. 2

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. 2 ("District") was created on September 29, 2023 as Mixed Use District comprising approximately 136 acres located in the Northeast portion of the City and the Pine View Commercial and Industrial Park, crossing West over Old Peshtigo Road near Ogden Road and going west to S. Wells Avenue and going crossing Maple Street to the South. The District was originally created to pay the costs of public infrastructure improvements (primarily streets) needed ("Project") to facilitate development in the District.

The TID has an expenditure period that ends on September 29, 2038 (five years prior to statutory closure) and has a mandatory termination date of September 29,. 2044.

Background Data:

Base Value	$14,035,300
Incremental Value (as of January 1, 2024)	$1,132,600
Year End Fund Balance (2025)	$-1,781
Projected Closure (based on current cash flow*)	2044
Original Projected Closure**	2042

* The City expects to make additional projects costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only.

**Reflects the projected closure date at the time of TID creation, or most recent Project Plan amendment.

Notes:

2025 is the first year the City needed to file an Annual Report on TID 2.

When created, the City anticipated the addition of $9.5M I incremental value by the end of 2024. The District has only generated $3,632,600 as of January 1, 2026.

The delay in development has postponed the projected TID closure out from 2042 until the 2044, the maximum TID life.

The City does have some potential new development occurring in 2027 and the District may undergo a boundary and Project Plan amendment.

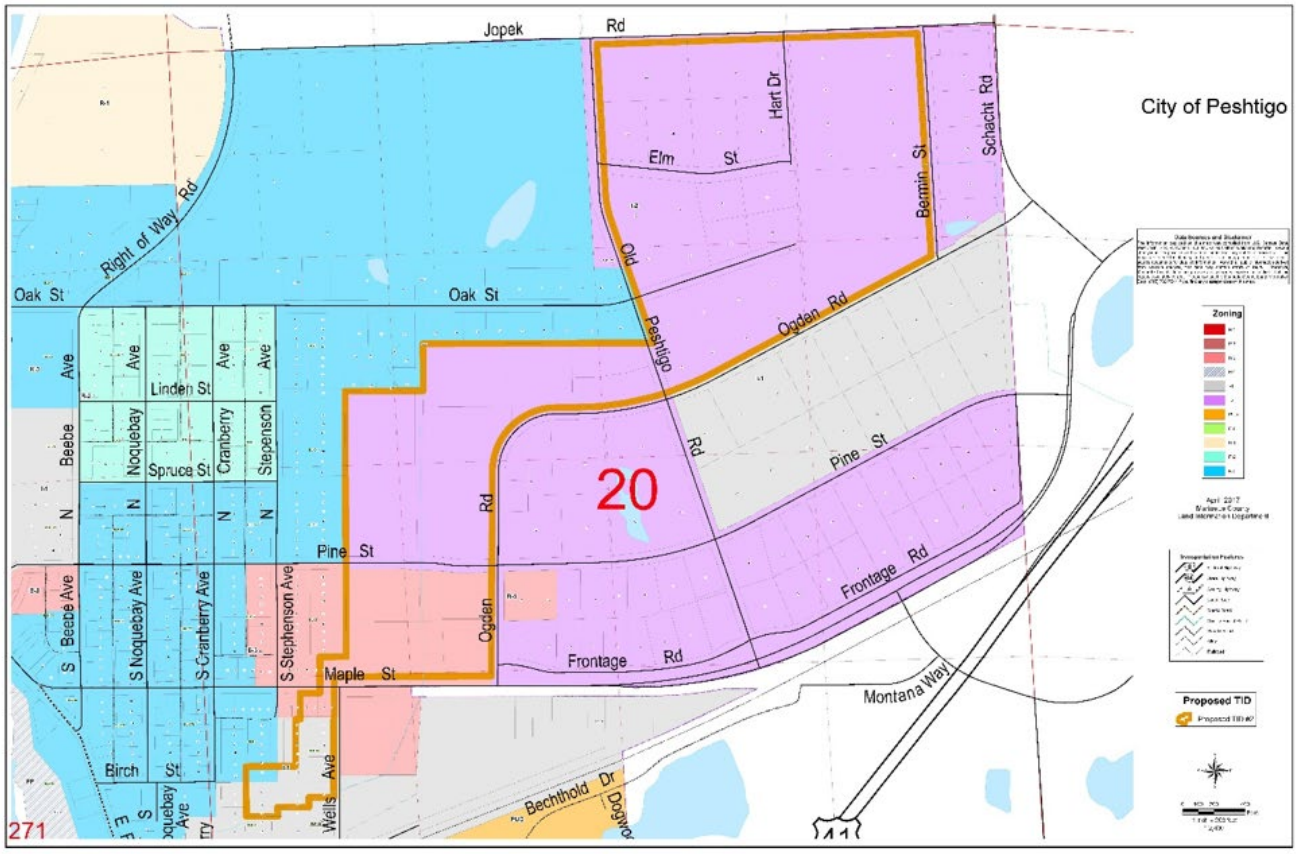
Joint Review Board Action:

Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

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

TID 2 Boundary



City of Peshtigo, Wisconsin

Tax Increment District #2

Development Assumptions

	Construction Year		Actual	Area A/Original Boundary	Area B/Amendment #1	Annual Total	Construction Year	
ACTUAL	1	2023	1,132,600			1,132,600	2023	1
ACTUAL	2	2024	1,262,100			1,262,100	2024	2
ACTUAL	3	2025	1,237,900			1,237,900	2025	3
PROJECTED	4	2026				0	2026	4
PROJECTED	5	2027		8,500,000		8,500,000	2027	5
PROJECTED	6	2028				0	2028	6
PROJECTED	7	2029				0	2029	7
PROJECTED	8	2030				0	2030	8
PROJECTED	9	2031				0	2031	9
PROJECTED	10	2032				0	2032	10
PROJECTED	11	2033				0	2033	11
PROJECTED	12	2034				0	2034	12
PROJECTED	13	2035				0	2035	13
PROJECTED	14	2036				0	2036	14
PROJECTED	15	2037				0	2037	15
PROJECTED	16	2038				0	2038	16
PROJECTED	17	2039				0	2039	17
PROJECTED	18	2040				0	2040	18
PROJECTED	19	2041				0	2041	19
PROJECTED	20	2042				0	2042	20
		Totals	3,632,600	8,500,000	0	12,132,600		

Notes:

Original Project Plan anticipated $1.0M built in 2023 and $8.5M built in 2024 = $9.5M Total

Area A represents the Original Project Plan and TID Boundary and assumes $8.5M from original TID Boudary to still be built

City of Peshtigo, Wisconsin

Tax Increment District #2

Tax Increment Projection Worksheet

Type of District	Mixed Use		1/1/23 Base Value	14,035,300
District Creation Date	September 29, 2023		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2023	2022 Base Tax Rate	$15.62
Max Life (Years)	20		Rate Adjustment Factor	
Expenditure Period/Termination	15	9/29/2038		
Revenue Periods/Final Year	20	2044		
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate	
Eligible Recipient District	No		Taxable Discount Rate	1.50%

		Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
ACTUAL	1	2023	1,132,600	2024	0	1,132,600	2025	$14.14	**16,019**
	2	2024	1,262,100	2025	0	2,394,700	2026	$14.23	**34,072**
	3	2025	1,237,900	2026	0	3,632,600	2027	$14.23	**51,685**
PROJECTED	4	2026	0	2027	0	3,632,600	2028	$14.23	**51,685**
	5	2027	8,500,000	2028	0	12,132,600	2029	$14.23	**172,623**
	6	2028	0	2029	0	12,132,600	2030	$14.23	**172,623**
	7	2029	0	2030	0	12,132,600	2031	$14.23	**172,623**
	8	2030	0	2031	0	12,132,600	2032	$14.23	**172,623**
	9	2031	0	2032	0	12,132,600	2033	$14.23	**172,623**
	10	2032	0	2033	0	12,132,600	2034	$14.23	**172,623**
	11	2033	0	2034	0	12,132,600	2035	$14.23	**172,623**
	12	2034	0	2035	0	12,132,600	2036	$14.23	**172,623**
	13	2035	0	2036	0	12,132,600	2037	$14.23	**172,623**
	14	2036	0	2037	0	12,132,600	2038	$14.23	**172,623**
	15	2037	0	2038	0	12,132,600	2039	$14.23	**172,623**
	16	2038	0	2039	0	12,132,600	2040	$14.23	**172,623**
	17	2039	0	2040	0	12,132,600	2041	$14.23	**172,623**
	18	2040	0	2041	0	12,132,600	2042	$14.23	**172,623**
	19	2041	0	2042	0	12,132,600	2043	$14.23	**172,623**
	20	2042	0	2043	0	12,132,600	2044	$14.23	**172,623**
	Totals		**12,132,600**		**0**			**Future Value of Increment**	**2,915,433**

Notes:

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

City of Peshtigo, Wisconsin

Tax Increment District #2

Cash Flow Projection

Year	Projected Revenues					Expenditures							Balances			Year
						G.O. Bond 1,765,000										
	Tax Increments	GO Debt Proceeds	City GO Debt Tax Levy	Interest Income	Total Revenues	Dated Date: Principal	3/1/20208 Est. Rate	Interest	Street Projects	Cost of Issuance	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
							5.50%									
2023					0						17,500	17,500	(17,500)	(17,500)		2023
2024					0						150	150	(150)	(17,650)		2024
2025	16,019				16,019						150	150	15,869	(1,781)		2025
2026	34,072				34,072						5,000	5,000	29,072	27,291		2026
2027	51,685				51,685						5,000	5,000	46,685	73,976		2027
2028	51,685	1,765,000		8,466	1,825,151				1,693,158	78,063	5,000	1,776,221	48,930	122,906	1,765,000	2028
2029	172,623		2,302		174,925	25,000	5.50%	144,925			5,000	174,925	0	122,906	1,740,000	2029
2030	172,623		1,014		173,638	75,000	5.50%	93,638			5,000	173,638	0	122,906	1,665,000	2030
2031	172,623		1,752		174,375	80,000	5.50%	89,375			5,000	174,375	0	122,906	1,585,000	2031
2032	172,623		2,214		174,838	85,000	5.50%	84,838			5,000	174,838	0	122,906	1,500,000	2032
2033	172,623		2,402		175,025	90,000	5.50%	80,025			5,000	175,025	0	122,906	1,410,000	2033
2034	172,623		2,314		174,938	95,000	5.50%	74,938			5,000	174,938	0	122,906	1,315,000	2034
2035	172,623		1,952		174,575	100,000	5.50%	69,575			5,000	174,575	0	122,906	1,215,000	2035
2036	172,623		1,314		173,938	105,000	5.50%	63,938			5,000	173,938	0	122,906	1,110,000	2036
2037	172,623		5,264		177,888	115,000	5.50%	57,888			5,000	177,888	0	122,906	995,000	2037
2038	172,623		8,664		181,288	125,000	5.50%	51,288			5,000	181,288	0	122,906	870,000	2038
2039	172,623		6,652		179,275	130,000	5.50%	44,275			5,000	179,275	0	122,906	740,000	2039
2040	172,623		(498)		172,125	130,000	5.50%	37,125			5,000	172,125	0	122,906	610,000	2040
2041	172,623		(2,786)		169,838	135,000	5.50%	29,838			5,000	169,838	0	122,906	475,000	2041
2042	172,623		(5,348)		167,275	140,000	5.50%	22,275			5,000	167,275	0	122,906	335,000	2042
2043	172,623		(8,186)		164,438	145,000	5.50%	14,438			5,000	164,438	0	122,906	190,000	2043
2044	172,623		32,602		205,225	190,000	5.50%	5,225			10,000	205,225	**0**	**122,906**	**0**	**2044**
Total	2,915,433	1,765,000	51,628	8,466	4,740,526	1,765,000		963,600	1,693,158	78,063	117,800	4,617,621				Total

Notes:

Projected TID Closure

Assumes City levies the GO debt service necessary after applying the incremental revenues to abate a portion of the levy.

Assumes City will be able to have the TID reimburse the City GO Debt Tax Levy portion is the District remains open the full 20-years.

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
38271	PESHTIGO		MARINETTE	07/01/2026	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
002	6	Tax Incremental District 2	09/29/2023	09/29/2043	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	$-17,650

Section 3 – Revenue	Amount
Tax increment	$16,019
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
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)	$16,019

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	
Interest and fiscal charges	
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 N/A	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$150**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-1,781**
Future costs	**$4,605,122**
Future revenue	
Surplus or deficit	**$-4,606,903**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

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)
002	$366,500	$0	$200	$366,700
Total	**$366,500**	**$0**	**$200**	**$366,700**

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
002	$366,700	$278,060,500	0.13	$588,999	$766
Total	**$366,700**	**$278,060,500**	**0.13**	**$588,999**	**$766**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$766	$0.00766

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
2024	002	$524,200	$255,571,000	0.21	$585,847	$1,230
2024	**Total**	**$524,200**	**$255,571,000**	**0.21**	**$585,847**	**$1,230**

Form PE-300	TID Annual Report	2025 WI Dept of Revenue

Section 7 – Contact Information	
Contact name **Tammy Kasal**	Contact title **Clerk-Treasurer**
Contact email **tammyk@cityofpeshtigo.us**	Contact phone **(715) 582-3041**