

JOINT REVIEW BOARD for TID #2
AGENDA
Tuesday, April 11, 2023
11:00 AM

- 1) Call to Order
- 2) Roll Call
- 3) Review 2022 Annual Report for TID #2
- 4) Adjourn

JOINT REVIEW BOARD for TID #4
AGENDA
Tuesday, April 11, 2023

Time: Immediately following JRB for TID #2 (approx. 11:10 AM)

- 1) Call to Order
- 2) Roll Call
- 3) Review 2022 Annual Report for TID #4
- 4) Adjourn

JOINT REVIEW BOARD for TID #1 & TID #3 & TID #5
AGENDA

Tuesday, April 11, 2023

Time: Immediately following JRB for TID #4 (approx. 11:15 AM)

- 1) Call to Order
- 2) Roll Call
- 3) Review 2022 Annual Report for TID #1
- 4) Review 2022 Annual Report for TID #3
- 5) Review 2022 Annual Report for TID #5
- 6) Adjourn

Any person with hearing disabilities or requiring special accommodations to participate in the meeting should contact the Clerk's Office (920-989-1062) at least 24-hours prior to the meeting. This is a public meeting. As such, a quorum of the Village Board, Zoning Board of Appeals, Plan Commission, or Committees may be in attendance. However, the only business to be conducted is for the Joint Review Board.

Posted: April 4, 2023

JOINT REVIEW BOARD MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

April 11, 2023

Title:

2022 Annual Report for TID #2

Background and Additional Information:

Under State Statute, communities are required to submit a TID Annual Report (Form PE-300) to the Department of Revenue (DOR) for each of the community's TIDs. Additionally, State Statutes require the Joint Review Board to meet annually prior to July 1 to review the annual reports, performance, and status.

Attached to this memo is a copy of the Annual Report submitted to the DOR for TID #2 for year 2022. There will be availability at the meeting to discuss the reports and the status and performance of TID #2.

A few highlights:

- The TID is only several years old and some of the first development projects are just starting to be assessed at full assessed value. Much of the TID has not been developed yet.
- Many of the projects in this TID are "pay go" projects wherein the developer will install/construct the project and have a development agreement with the Village to reimburse for a portion of the project cost from the tax increment. There is discussions with a developer about projects within the area east of Friendship Drive and north of Hwy 55.
- The Village is paying development incentives on 1 project in the TID, which is currently the only project cost. It is expected that the development incentive will be paid off by 2024.
- Increased tax increment is expected in 2023 as additional developments reach full assessed value and tax increments become positive.

If you have any questions, or need additional information prior to the meeting, please feel free to contact me.

Recommended Action:

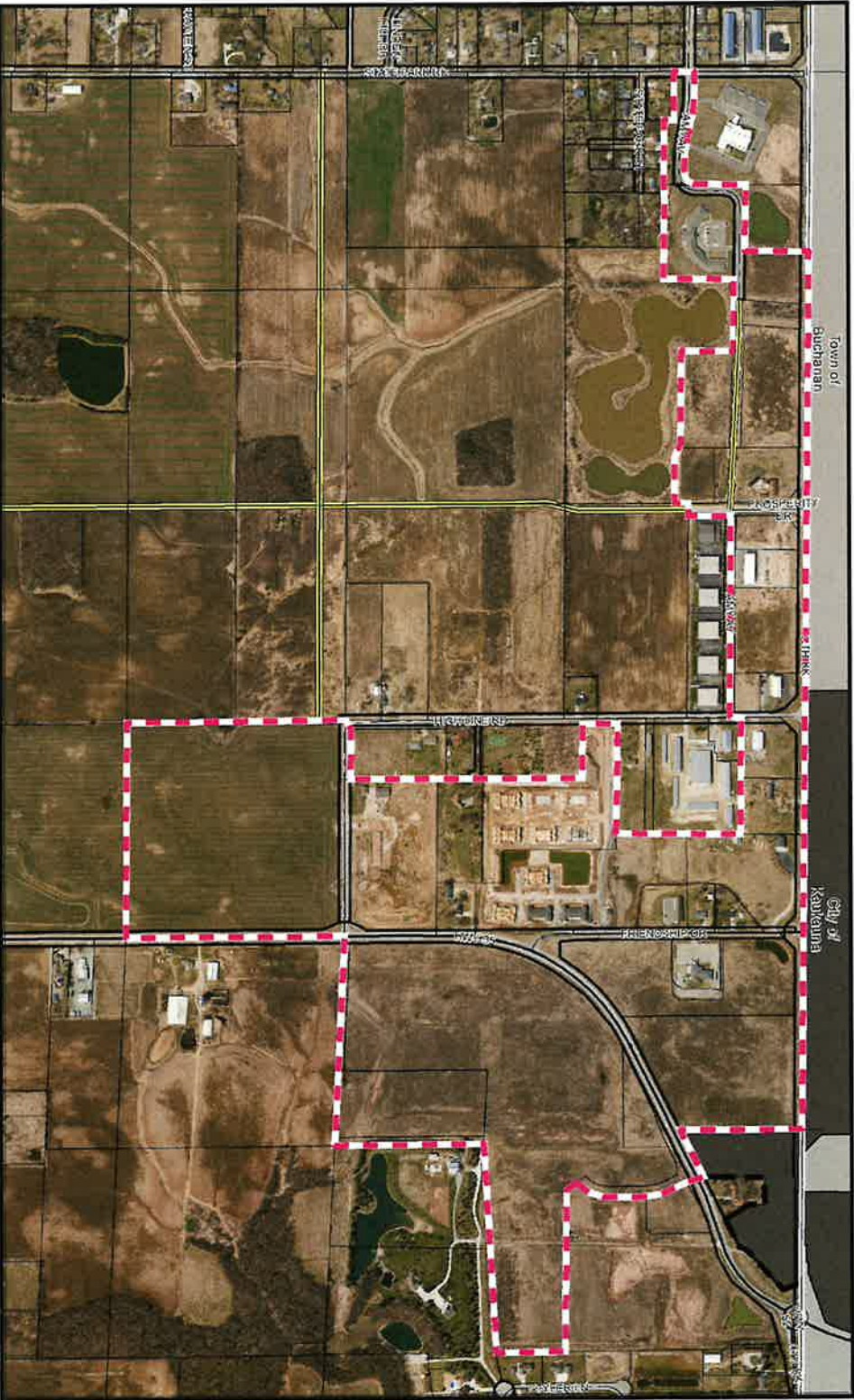
No action is required.

Attachments:

- Aerial Map
- 2022 Annual Report for TID #2

Village of Harrison TID No. 2

Boundary Map



- Legend**
- TID 42 Boundary
 - Parcels
 - County Boundary
 - Railroads
 - Road/ROW
 - Future Roads
 - Local
 - Federal
 - State
 - County
 - Private
 - Village of Harrison
 - Town of Harrison
 - City of Menasha
 - City of Kaukauna



Aerial Map

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 08131	Municipality HARRISON		County CALUMET	Due date 07/03/2023	Report type AMENDED
TID number 002	TID type 6	TID name TID #2	Creation date 01/29/2019	Mandatory termination date 01/29/2040	Expected termination date 12/31/2039

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$1,300

Section 3 - Revenue	Amount
Tax increment	\$3,864
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$3,864

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$1,000
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	
Developer grants	
Developer name Premier Harrison, LLC	\$3,095
Transfer to other funds	
Other expenditures	
Total Expenditures	\$4,245

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$919
Future costs	\$14,100,000
Future revenue	\$14,165,000
Surplus or deficit	\$65,919

Section 6 - Preparer/Contact Information	
Preparer name Mark Mommaerts	Preparer title Assistant Village Manager
Preparer email mmommaerts@harrison-wi.org	Preparer phone (920) 989-1062
Contact name Mark Mommaerts	Contact title Assistant Village Manager
Contact email mmommaerts@harrison-wi.org	Contact phone (920) 989-1062

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Submission Information	
Co-muni code	08131
TID number	002
Submission date	03-15-2023 02:47 PM
Confirmation	TIDAR20221987A1678909644715
Submission type	AMENDED

JOINT REVIEW BOARD for TID #2
AGENDA
Tuesday, April 11, 2023
11:00 AM

- 1) Call to Order
- 2) Roll Call
- 3) Review 2022 Annual Report for TID #2
- 4) Adjourn

JOINT REVIEW BOARD for TID #4
AGENDA
Tuesday, April 11, 2023

Time: Immediately following JRB for TID #2 (approx. 11:10 AM)

- 1) Call to Order
- 2) Roll Call
- 3) Review 2022 Annual Report for TID #4
- 4) Adjourn

JOINT REVIEW BOARD for TID #1 & TID #3 & TID #5
AGENDA

Tuesday, April 11, 2023

Time: Immediately following JRB for TID #4 (approx. 11:15 AM)

- 1) Call to Order
- 2) Roll Call
- 3) Review 2022 Annual Report for TID #1
- 4) Review 2022 Annual Report for TID #3
- 5) Review 2022 Annual Report for TID #5
- 6) Adjourn

Any person with hearing disabilities or requiring special accommodations to participate in the meeting should contact the Clerk's Office (920-989-1062) at least 24-hours prior to the meeting. This is a public meeting. As such, a quorum of the Village Board, Zoning Board of Appeals, Plan Commission, or Committees may be in attendance. However, the only business to be conducted is for the Joint Review Board.

Posted: April 4, 2023

JOINT REVIEW BOARD MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

April 11, 2023

Title:

2022 Annual Report for TID #1

Background and Additional Information:

Under State Statute, communities are required to submit a TID Annual Report (Form PE-300) to the Department of Revenue (DOR) for each of the community's TIDs. Additionally, State Statutes require the Joint Review Board to meet annually prior to July 1 to review the annual reports, performance, and status.

Attached to this memo is a copy of the Annual Report submitted to the DOR for TID #1 for year 2022. There will be availability at the meeting to discuss the reports and the status and performance of TID #1.

A few highlights:

- Most projects in the Project Plan are complete. A pedestrian trail along Woodland Road may be a future project.
- Development of the Asterion Apartments, Phase 2, is underway. Completion of phase 2 is expected to be done in late-2023. Starting with the 2024 tax assessments the development should be assessed at full value.
- There is approximately 40-acres that has not been developed yet.
- The Village is paying development incentives on 3 projects in the TID. It is expected that 2 of the development incentives will be paid within the next 2-3 years. The 3rd development incentive will last until closer to TID termination. The Village could use tax increments from other developments in the TID to payoff the development incentive sooner, that will be explored in the coming years.

If you have any questions, or need additional information prior to the meeting, please feel free to contact me.

Recommended Action:

No action is required.

Attachments:

- Aerial Map
- 2022 Annual Report for TID #1

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 08131	Municipality HARRISON		County CALUMET	Due date 07/03/2023	Report type ORIGINAL
TID number 001	TID type 6	TID name TID #1	Creation date 08/13/2013	Mandatory termination date 08/13/2033	Expected termination date 12/31/2032

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$198,866

Section 3 - Revenue	Amount
Tax increment	\$592,618
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$592,618

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$1,000
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	
Developer grants	
Developer name Gregorski 22 LLC	\$11,847
Developer name NSAH, INC.	\$387,529
Developer name Asterion LLC	\$90,889
Transfer to other funds	
Other expenditures	
Total Expenditures	\$491,415

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$300,069
Future costs	\$0
Future revenue	
Surplus or deficit	\$300,069

Section 6 - Preparer/Contact Information	
Preparer name Mark Mommaerts	Preparer title Assistant Village Manager
Preparer email mmommaerts@harrison-wi.org	Preparer phone (920) 989-1062
Contact name Mark Mommaerts	Contact title Assistant Village Manager
Contact email mmommaerts@harrison-wi.org	Contact phone (920) 989-1062

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Submission Information	
Co-muni code	08131
TID number	001
Submission date	03-15-2023 02:19 PM
Confirmation	TIDAR20221987O1678907642450
Submission type	ORIGINAL

JOINT REVIEW BOARD MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

April 11, 2023

Title:

2022 Annual Report for TID #3

Background and Additional Information:

Under State Statute, communities are required to submit a TID Annual Report (Form PE-300) to the Department of Revenue (DOR) for each of the community's TIDs. Additionally, State Statutes require the Joint Review Board to meet annually prior to July 1 to review the annual reports, performance, and status.

Attached to this memo is a copy of the Annual Report submitted to the DOR for TID #3 for year 2022. There will be availability at the meeting to discuss the reports and the status and performance of TID #3.

A few highlights:

- The TID is only a couple of years old and generally covers only 1 development project at this time. The development is in the midst of phase 2 of the development project.
- Many of the projects in this TID are "pay go" projects wherein the developer will install/construct the project and have a development agreement with the Village to reimburse for a portion of the project cost from the tax increment.
- The Village is paying development incentives on 1 project in the TID, which is currently the only project cost. It is expected that the development incentive will be paid off in 10-years.
- Increased tax increment is expected in 2023 and beyond as additional developments reach full assessed value and tax increments become positive.

If you have any questions, or need additional information prior to the meeting, please feel free to contact me.

Recommended Action:

No action is required.

Attachments:

- Aerial Map
- 2022 Annual Report for TID #3

Aerial Map

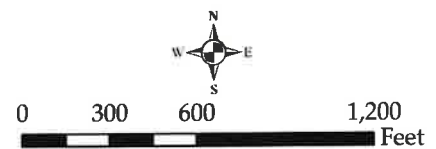
Village of Harrison TID No. 3

Boundary Map



Legend

- TID #3 Boundary
- Future Roads
- Parcels
- County Boundary
- Railroads
- Municipal Boundary
- Village of Harrison
- City of Appleton



Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 08131	Municipality HARRISON	County CALUMET	Due date 07/03/2023	Report type ORIGINAL	
TID number 003	TID type 6	TID name TID #3	Creation date 07/14/2020	Mandatory termination date 07/14/2040	Expected termination date 12/31/2039

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$2,860

Section 3 - Revenue	Amount
Tax increment	\$21,929
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$21,929

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$1,000
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	
Developer grants	
Developer name Driscoll Properties, LLC	\$17,557
Transfer to other funds	
Other expenditures	
Total Expenditures	\$18,707

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$6,082
Future costs	\$6,431,500
Future revenue	\$6,500,356
Surplus or deficit	\$74,938

Section 6 - Preparer/Contact Information	
Preparer name Mark Mommaerts	Preparer title Assistant Village Manager
Preparer email mmommaerts@harrison-wi.org	Preparer phone (920) 989-1062
Contact name Mark Mommaerts	Contact title Assistant Village Manager
Contact email mmommaerts@harrison-wi.org	Contact phone (920) 989-1062

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Submission Information	
Co-muni code	08131
TID number	003
Submission date	03-15-2023 02:45 PM
Confirmation	TIDAR20221987O1678909516538
Submission type	ORIGINAL

JOINT REVIEW BOARD MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

April 11, 2023

Title:

2022 Annual Report for TID #5

Background and Additional Information:

Under State Statute, communities are required to submit a TID Annual Report (Form PE-300) to the Department of Revenue (DOR) for each of the community's TIDs. Additionally, State Statutes require the Joint Review Board to meet annually prior to July 1 to review the annual reports, performance, and status.

TID #5 was created in 2022 but has an effect date of January 1, 2023, as such there is no annual report for 2022.

A few highlights:

- The Village is working on developing a roadway plan and utility plan to develop the property as a commercial subdivision for commercial/retail businesses. Design and engineering work is expected to occur in 2023 with the hope that infrastructure can be installed in 2024 and development can occur in 2025.

If you have any questions, or need additional information prior to the meeting, please feel free to contact me.

Recommended Action:

No action is required.

Attachments:

- Aerial Map

Aerial Map

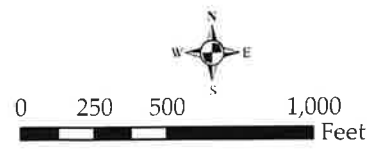
Village of Harrison TID No. 5

Boundary Map



Legend

-  TID #5
-  Parcels
-  County Boundary
-  Railroads
-  Municipal Boundary
-  Village of Harrison
-  City of Appleton



JOINT REVIEW BOARD for TID #2
AGENDA
Tuesday, April 11, 2023
11:00 AM

- 1) Call to Order
- 2) Roll Call
- 3) Review 2022 Annual Report for TID #2
- 4) Adjourn

JOINT REVIEW BOARD for TID #4
AGENDA
Tuesday, April 11, 2023

Time: Immediately following JRB for TID #2 (approx. 11:10 AM)

- 1) Call to Order
- 2) Roll Call
- 3) Review 2022 Annual Report for TID #4
- 4) Adjourn

JOINT REVIEW BOARD for TID #1 & TID #3 & TID #5
AGENDA

Tuesday, April 11, 2023

Time: Immediately following JRB for TID #4 (approx. 11:15 AM)

- 1) Call to Order
- 2) Roll Call
- 3) Review 2022 Annual Report for TID #1
- 4) Review 2022 Annual Report for TID #3
- 5) Review 2022 Annual Report for TID #5
- 6) Adjourn

Any person with hearing disabilities or requiring special accommodations to participate in the meeting should contact the Clerk's Office (920-989-1062) at least 24-hours prior to the meeting. This is a public meeting. As such, a quorum of the Village Board, Zoning Board of Appeals, Plan Commission, or Committees may be in attendance. However, the only business to be conducted is for the Joint Review Board.

Posted: April 4, 2023

JOINT REVIEW BOARD MEETING

VILLAGE OF HARRISON

From:

Mark J. Mommaerts, AICP, Assistant Village Manager

Meeting Date:

April 11, 2023

Title:

2022 Annual Report for TID #4

Background and Additional Information:

Under State Statute, communities are required to submit a TID Annual Report (Form PE-300) to the Department of Revenue (DOR) for each of the community's TIDs. Additionally, State Statutes require the Joint Review Board to meet annually prior to July 1 to review the annual reports, performance, and status.

Attached to this memo is a copy of the Annual Report submitted to the DOR for TID #4 for year 2022. There will be availability at the meeting to discuss the reports and the status and performance of TID #4.

A few highlights:

- The TID is only a couple of years old and generally covers only 1 development project at this time.
- Many of the projects in this TID are "pay go" projects wherein the developer will install/construct the project and have a development agreement with the Village to reimburse for a portion of the project cost from the tax increment.
- The Village will be paying development incentives on 1 project in the TID, which is currently the only project cost. Payments have not started yet as the development has not yet created a positive tax increment. It is expected that the development incentive will be paid off within the life of the TID.
- Increased tax increment is expected in 2023 and beyond as the development reaches full assessed value and tax increments become positive.

If you have any questions, or need additional information prior to the meeting, please feel free to contact me.

Recommended Action:

No action is required.

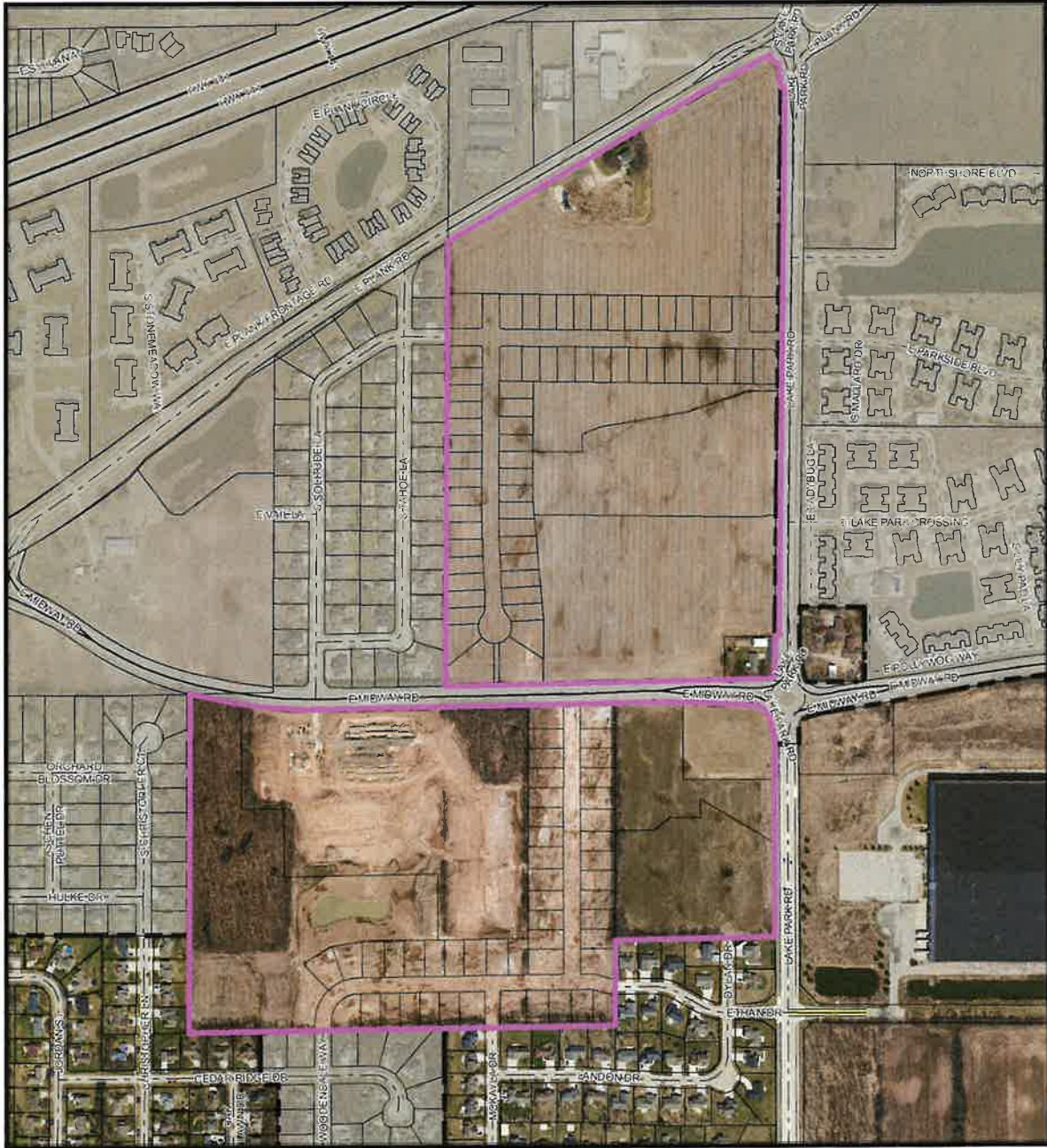
Attachments:

- Aerial Map
- 2022 Annual Report for TID #4

Aerial Map

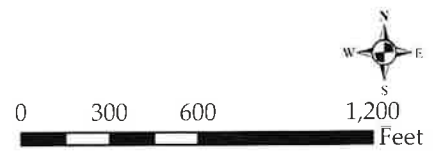
Village of Harrison TID No. 4

Boundary Map



Legend

- Future Roads
- TID #4 Boundary
- Parcels
- County Boundary
- Municipal Boundary
- Village of Harrison
- City of Appleton



Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 08131	Municipality HARRISON	County CALUMET	Due date 07/03/2023	Report type ORIGINAL	
TID number 004	TID type 6	TID name TID #4	Creation date 09/08/2020	Mandatory termination date 09/08/2040	Expected termination date 12/31/2039

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$2,926

Section 3 - Revenue	Amount
Tax increment	\$0
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$0

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	
Administration	\$1,000
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	
Developer grants	
Developer name Lexington Homes	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$1,150

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$1,776
Future costs	\$19,735,200
Future revenue	\$21,663,787
Surplus or deficit	\$1,930,363

Section 6 - Preparer/Contact Information	
Preparer name Mark Mommaerts	Preparer title Assistant Village Manager
Preparer email mmommaerts@harrison-wi.org	Preparer phone (920) 989-1062
Contact name Mark Mommaerts	Contact title Assistant Village Manager
Contact email mmommaerts@harrison-wi.org	Contact phone (920) 989-1062

Form PE-300	TID Annual Report	2022 WI Dept of Revenue
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Submission Information	
Co-muni code	08131
TID number	004
Submission date	03-15-2023 02:53 PM
Confirmation	TIDAR20221987O1678909957234
Submission type	ORIGINAL