October 15, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Jefferson, Wisconsin

Tax Incremental District No. 5

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Jefferson, 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 May 2, 2001 as a Blight District.

- 2005 (PPB) The District had an amendment to add territory and to amend the list of projects to be undertaken.
- In 2007, (PPB) The District had an amendment to add territory and to amend the list of projects to be undertaken.
- In 2014, (PPB) The District had an amendment to add territory and to amend the list of projects to provide incentives, to allow for property acquisition and assemblage in the amended area and to allow of project cots to be undertaken outside of, but within ½ mile of the boundaries of the district.
- In 2019, the maximum life of the District was extended by 3 years using the Tech College extension.
- In 2026, the District was amended to become a donor district to District 13 and was extended by 4 years using the Standard extension.

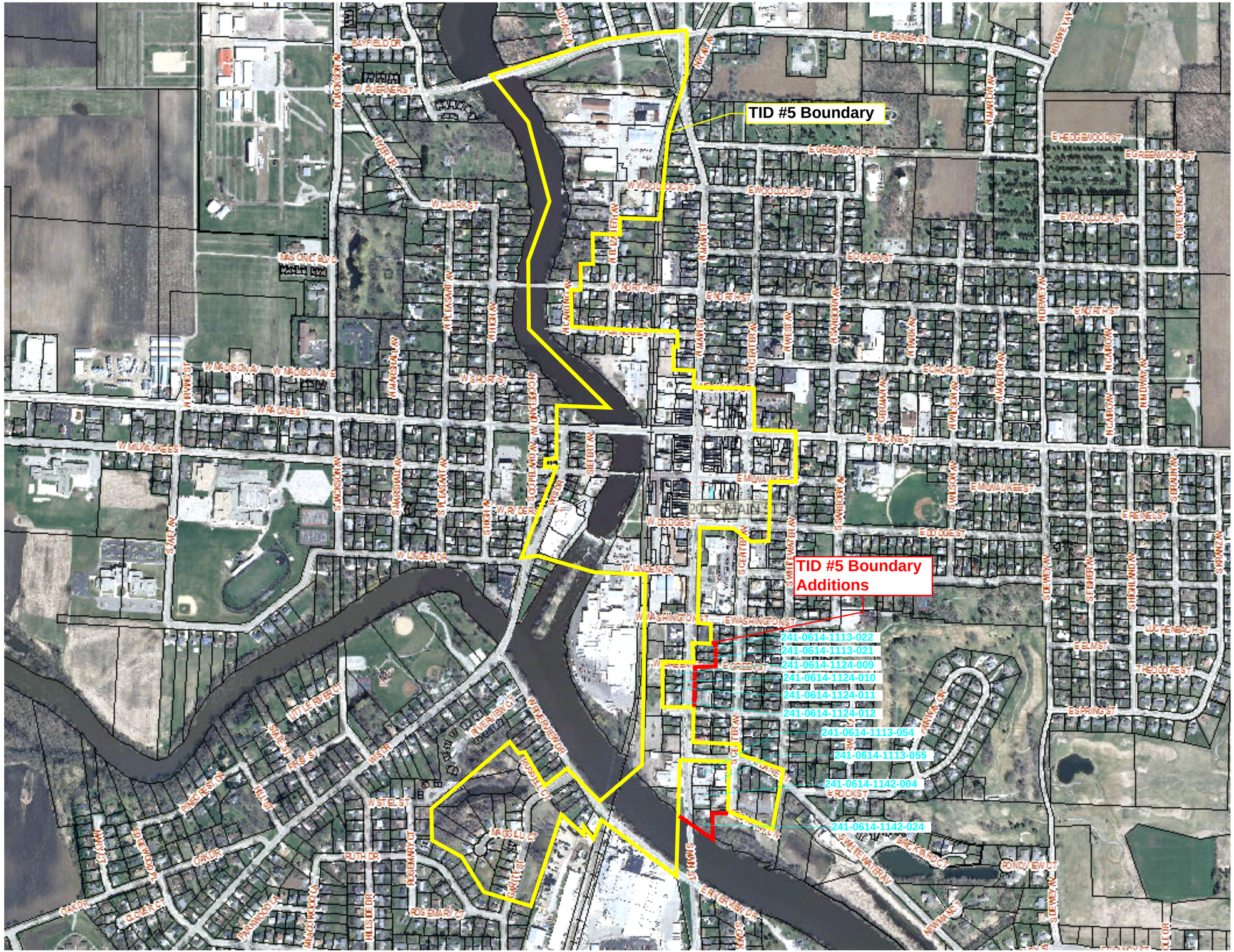
The TID has an expenditure period that ended on May 2, 2023 and has a mandatory termination date of May 2, 2028; however, the District life was extended to May 2, 2035 during 2026.

Background Data:	Base Value	$18,934,600
	Incremental Value (as of January 1, 2026)	$34,390,200
	Year End Fund Balance (2025)	$879,873
	Projected Closure (based on current cash flow*)	2035

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 #5 Boundary
TID #5 Boundary Additions
241-0614-1113-022
241-0614-1113-021
241-0614-1124-009
241-0614-1124-010
241-0614-1124-011
241-0614-1124-012
241-0614-1113-054
241-0614-1113-055
241-0614-1142-004
241-0614-1142-024
E PUERNER ST
W PUERNER ST
E GREENWOOD ST
W WOOLLOOK ST
E WOOLLOOK ST
E EDGE ST
W CLARK ST
E NORTH ST
W MASON AVE
W RACINE ST
W MILWAUKEE ST
W SHORT ST
E CHURCH ST
E MILWAUKEE ST
E EDGE ST
W WASHINGTON ST
E WASHINGTON ST
E GREEN ST
E ROCK ST
E SPRING ST
E ELM ST
E RACINE ST
W RIVER DR
W LINDEN DR
W STATE ST
E RIVERVIEW DR
MASONIC BLVD
201 S MAIN ST

City of Jefferson, Wisconsin

Tax Increment District No. 5

Tax Increment Projection Worksheet

Type of District	Blighted Area	
District Creation Date	May 2, 2001	
Valuation Date	Jan 1,	2001
Max Life (Years)	27	
End of Expenditure Period	22	5/2/2023
Revenue Periods/Final Year	26	2028
Extension Eligibility/Years	Yes	7
Eligible Recipient District	Yes	

Base Value	18,934,600
Economic Change Factor	
Apply to Base Value	
Base Tax Rate	$19.65
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
22	2022	5,568,700	2023	0	24,148,600	2024	$19.65	**474,552**
23	2023	5,062,600	2024	0	29,211,200	2025	$18.81	**549,400**
24	2024	4,898,500	2025	0	34,109,700	2026	$18.91	**645,037**
25	2025	280,500	2026	0	34,390,200	2027	$18.91	**650,342**
26	2026	0	2027	0	34,390,200	2028	$18.91	**650,342**
27	2027	0	2028	0	34,390,200	2029	$18.91	**650,342**
28	2028	0	2029	0	34,390,200	2030	$18.91	**650,342**
29	2029	0	2030	0	34,390,200	2031	$18.91	**650,342**
30	2030	0	2031	0	34,390,200	2032	$18.91	**650,342**
31	2031	0	2032	0	34,390,200	2033	$18.91	**650,342**
32	2032	0	2033	0	34,390,200	2034	$18.91	**650,342**
33	2033	0	2034	0	34,390,200	2035	$18.91	**650,342**
	Totals	**34,390,200**		**0**			**Future Value of Increment**	**6,498,113**

Notes:

1) Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

EHLERS
PUBLIC FINANCE ADVISORS

City of Jefferson, Wisconsin

Tax Increment District No. 5

Cash Flow Projection - With Increment Sharing

	Projected Revenues					Projected Expenditures							Balances			
Year	Tax Increments	Interest Earnings	Intergov. Revenues	Other Revenue	**Total Revenues**	Total Debt Service	Fort Community Credit $269,719	Jefferson Main Inc. $225,825	Capital Outlay	Transfer to TID #13	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2022	305,699	6,586	15,933	123,974	**831,876**	195,840	26,100	22,529	399,488	14,756	1,968	**687,577**	144,299	230,587	1,224,940	2022
2023	391,370	24,263	15,933	4,500	**436,066**	226,590	25,734	21,847	5,587		0	**279,758**	156,308	386,895	973,300	2023
2024	438,739	26,843	15,933	1,800	**483,315**	229,000	26,179	29,010			11,854	**296,043**	187,272	574,167	708,111	2024
2025	549,400	30,095	33,505	1,500	**614,500**	233,550	28,023	31,734			15,487	**308,794**	305,706	879,873	428,354	2025
2026	645,037	18,302	33,505		**696,844**	232,875		6,756		500,000	6,800	**746,431**	(49,587)	830,286	200,000	2026
2027	650,342	25,223	33,505		**709,070**	104,000				500,000	6,800	**610,800**	98,270	928,555	100,000	2027
2028	650,342	35,310	33,505		**719,157**	102,000				750,000	6,800	**858,800**	(139,643)	788,912	0	2028
2029	650,342	45,639	33,505		**729,486**	0				750,000	6,800	**756,800**	(27,314)	761,598	0	2029
2030	650,342	58,215	33,505		**742,061**	0				800,000	6,800	**806,800**	(64,739)	696,859	0	2030
2031	650,342	71,042	33,505		**754,888**	0				800,000	6,800	**806,800**	(51,912)	644,947	0	2031
2032	650,342		33,505		**683,847**	0				800,000	6,800	**806,800**	(122,953)	521,994	0	2032
2033	650,342		33,505		**683,847**	0				800,000	6,800	**806,800**	(122,953)	399,040	0	2033
2034	650,342		33,505		**683,847**	0				800,000	6,800	**806,800**	(122,953)	276,087	0	2034
2035	650,342		33,505		**683,847**	0				800,000	6,800	**806,800**	(122,953)	153,134	0	2035
Totals	**6,498,113**	**253,731**	**335,048**	**0**	**7,086,892**	**438,875**	**0**	**6,756**	**0**	**7,300,000**	**68,000**	**7,813,631**				Totals

Notes:
- Matches Audit
- 3 year Tech College extension approved in 2019
- 4 year extension approved in 2026

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

EHLERS PUBLIC FINANCE ADVISORS

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
28241	JEFFERSON		JEFFERSON	07/01/2026	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
005	2	TIF 5 Downtown TIF	05/02/2001	05/02/2031	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$574,167**

Section 3 – Revenue		Amount
Tax increment		$549,400
Investment income		$30,095
Debt proceeds		$0
Special assessments		$0
Shared revenue		$0
Sale of property		$0
Allocation from another TID		
TID number		
Developer guarantees		
Developer name		
Transfer from other funds		
Source		
Grants		
Source		
Other revenue		
Source	INTERGOVERNMENTAL	$33,505
Source	MISC REVENUE	$1,500
Total Revenue (deposits)		**$614,500**

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

Section 4 – Expenditures		Amount
Capital expenditures		$1,985
Administration		
Professional services		$13,502
Interest and fiscal charges		$13,550
DOR fees		
Discount on long-term debt		
Debt issuance costs		
Principal on long-term debt		$220,000
Environmental costs		
Real property assembly costs		
Allocation to another TID		
TID number		
Developer grants		
Developer name	SDU LLC	$0
Developer name	Fort Community Credit Union	$28,023
Developer name	Frawleys Enterprises	$0
Developer name	Jefferson Main Inc.	$31,734
Transfer to other funds		
Fund		
Other expenditures		
Name		
Total Expenditures		**$308,794**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$879,873**
Future costs	**$625,775**
Future revenue	**$625,775**
Surplus or deficit	**$879,873**

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)
005	$137,500	$0	$0	$137,500
007	$606,000	$0	$0	$606,000
008	$1,636,100	$0	$300	$1,636,400
009	$1,282,300	$0	$0	$1,282,300
010	$1,127,300	$0	$0	$1,127,300
011	$5,008,800	$0	$0	$5,008,800
Total	**$9,798,000**	**$0**	**$300**	**$9,798,300**

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
005	$137,500	$895,548,000	0.02	$4,258,754	$852
007	$606,000	$895,548,000	0.07	$4,258,754	$2,981
008	$1,636,400	$895,548,000	0.18	$4,258,754	$7,666
009	$1,282,300	$895,548,000	0.14	$4,258,754	$5,962
010	$1,127,300	$895,548,000	0.13	$4,258,754	$5,536
011	$5,008,800	$895,548,000	0.56	$4,258,754	$23,849
Total	**$9,798,300**	**$895,548,000**	**1.10**	**$4,258,754**	**$46,846**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$46,846	$0.46846

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	005	$21,500	$814,604,800	0.00	$4,173,523	$0
2024	007	$0	$814,604,800	0.00	$4,173,523	$0
2024	008	$4,049,900	$814,604,800	0.50	$4,173,523	$20,868
2024	009	$0	$814,604,800	0.00	$4,173,523	$0
2024	010	$15,200	$814,604,800	0.00	$4,173,523	$0
2024	**Total**	**$4,086,600**	**$814,604,800**	**0.50**	**$4,173,523**	**$20,868**
2023	005	$0	$747,576,000	0.00	$3,645,798	$0

2023	006	$0	$747,576,000	0.00	$3,645,798	$0
2023	007	$0	$747,576,000	0.00	$3,645,798	$0
2023	008	$2,000,000	$747,576,000	0.27	$3,645,798	$9,844
2023	009	$0	$747,576,000	0.00	$3,645,798	$0
2023	010	$99,500	$747,576,000	0.01	$3,645,798	$365
2023	**Total**	**$2,099,500**	**$747,576,000**	**0.28**	**$3,645,798**	**$10,208**

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

Section 7 – Preparer/Contact Information	
Preparer name **Tanya Stewart**	Preparer title **Treasurer**
Preparer email **tanya@jeffersonwis.com**	Preparer phone **(920) 674-7700**
Contact name **Tanya Stewart**	Contact title **Finance Director**
Contact email **tanya@jeffersonwis.com**	Contact phone **(920) 674-7700**

Submission Information	
Co-muni code	**28241**
TID number	**005**
Submission date	**06-01-2026 09:20 AM**
Confirmation	**TIDAR20250781O1780323637596**
Submission type	**ORIGINAL**