October 15, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Jefferson, Wisconsin

Tax Incremental District No. 8

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

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Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Jefferson, Wisconsin
Tax Incremental District No. 8

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. 8 ("District") was created on September 15, 2015 as Mixed-Use District. The District has not been amended.

The TID has an expenditure period that ends on September 15, 2030 and has a mandatory termination date of September 15, 2035.

Background Data:

Base Value	$873,200
Incremental Value (as of January 1, 2026)	$14,878,100
Year End Fund Balance (2025)	$898,688
Closure Year (based on current cash flow*)	2031

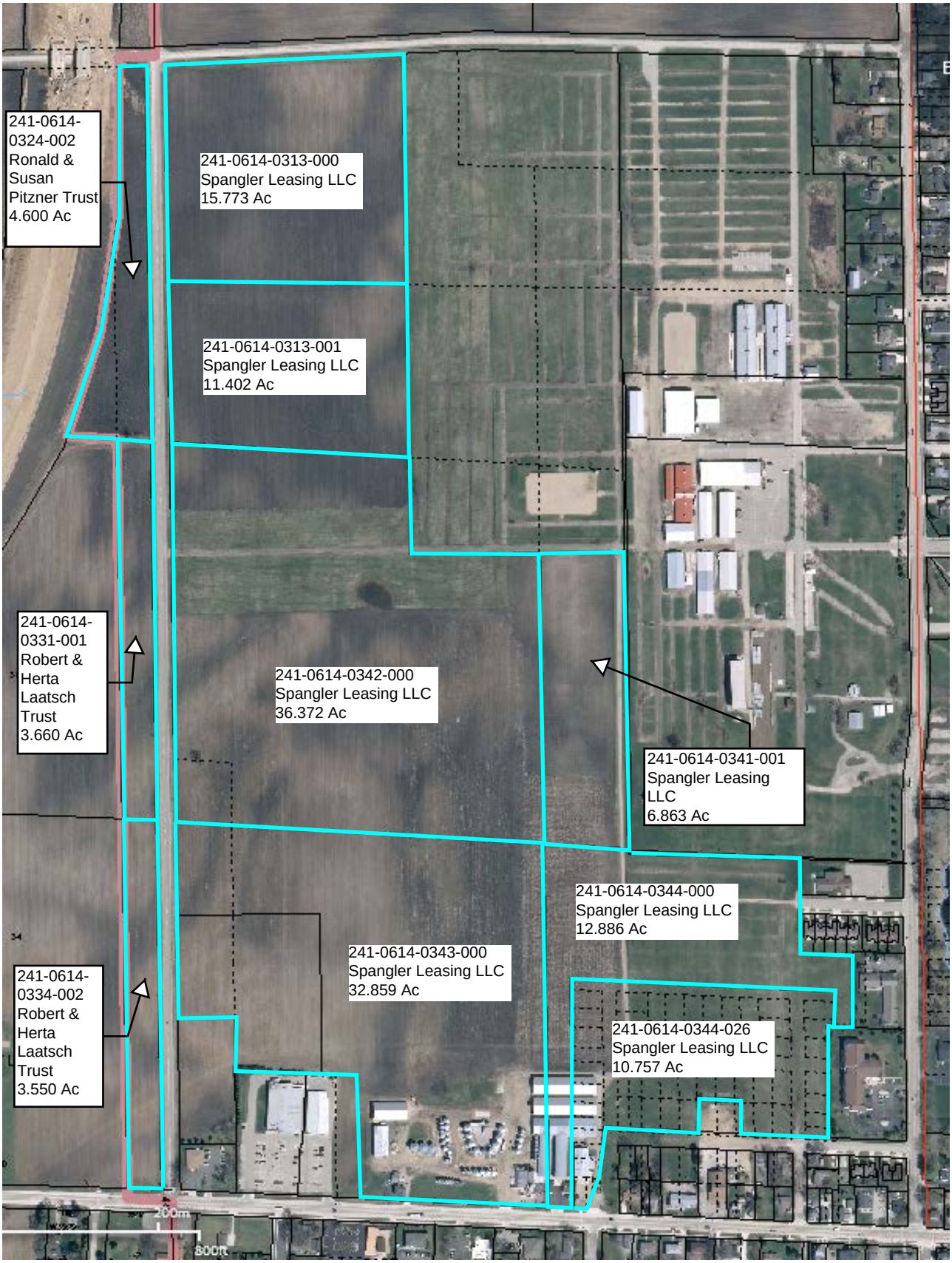
* The City expects to undertake additional projects in conjunction with anticipated development through the end of the District's expenditure period.

Joint Review Board Action:

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

Attachments:

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



CITY OF Jefferson WISCONSIN

317 S. MAIN ST.
JEFFERSON, WISCONSIN 53549
674-7700

PROPOSED TID 8
(Prior to Xcel Lot)
Section 3, T6N, R14E
City of Jefferson, WI

DATE	FIGURE
08/05/15	1

City of Jefferson, Wisconsin

Tax Increment District No. 8

Tax Increment Projection Worksheet

Type of District	Mixed Use	
District Creation Date	September 15, 2015	
Valuation Date	Jan 1,	2015
Max Life (Years)	20	
End of Expenditure Period	15	9/15/2030
Revenue Periods/Final Year	20	2036
Extension Eligibility/Years	Yes	3
Eligible Recipient District	No	

Base Value	873,200
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
8	2022	2,004,600	2023	0	2,653,000	2024	$19.65	**52,135**
9	2023	5,718,400	2024	0	8,371,400	2025	$18.81	**157,448**
10	2024	1,523,000	2025	0	9,894,400	2026	$18.91	**187,110**
11	2025	4,983,700	2026	0	14,878,100	2027	$18.91	**281,355**
12	2026	2,900,000	2027	0	17,778,100	2028	$18.91	**336,196**
13	2027	0	2028	0	17,778,100	2029	$18.91	**336,196**
14	2028	2,000,000	2029	0	19,778,100	2030	$18.91	**374,017**
15	2029	2,000,000	2030	0	21,778,100	2031	$18.91	**411,839**
16	2030	0	2031	0	21,778,100	2032	$18.91	**411,839**
17	2031	0	2032	0	21,778,100	2033	$18.91	**411,839**
18	2032	0	2033	0	21,778,100	2034	$18.91	**411,839**
19	2033	0	2034	0	21,778,100	2035	$18.91	**411,839**
20	2034	0	2035	0	21,778,100	2036	$18.91	**411,839**
	Totals	**21,129,700**		**0**			**Future Value of Increment**	**3,985,904**

Notes:

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

2) Value shown for 2026 construction year is based on development assumption for remaining construction of three multi-family buildings.

3) Value shown for 2028 and 2029 construction years is based on development assumption for 16 duplexes.

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City of Jefferson, Wisconsin

Tax Increment District No. 8

Cash Flow Projection

	Projected Revenues					Projected Expenditures				Balances			
Year	Tax Increments	Interest Earnings	Sale of Assets	Intergov. Revenues	**Total Revenues**	Total Debt Service	Capital Projects	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2022	9,682	2,708	355,429	22,934	**390,753**	71,974	279,831	6,500	**358,305**	32,448	891,758	2,513,400	2022
2023	13,658	39,568	46,235	200	**99,661**	121,224		6,700	**127,924**	(28,263)	863,495	2,443,527	2023
2024	55,038	39,973	29,413		**124,424**	168,824	4,190	6,700	**179,714**	(55,290)	808,204	2,322,896	2024
2025	157,448	27,344	78,301	10,233	**273,326**	165,824	17,017		**182,842**	90,484	898,688	2,201,402	2025
2026	187,110			10,233	**197,343**	172,674		7,036	**179,710**	17,633	916,321	2,069,049	2026
2027	281,355			10,233	**291,588**	179,224		7,177	**186,401**	105,187	1,021,508	1,925,802	2027
2028	336,196			10,233	**346,429**	185,474		7,320	**192,794**	153,634	1,175,142	1,771,652	2028
2029	336,196			10,233	**346,429**	192,124		7,466	**199,591**	146,838	1,321,980	1,606,509	2029
2030	374,017			10,233	**384,250**	209,924		7,616	**217,540**	166,710	1,488,690	1,420,360	2030
2031	411,839			10,233	**422,072**	213,299		7,768	**221,067**	201,004	1,689,694	1,228,165	2031
2032	411,839			10,233	**422,072**	231,549		7,923	**239,473**	182,599	1,872,293	1,014,899	2032
2033	411,839			10,233	**422,072**	239,552		8,082	**247,634**	174,438	2,046,730	790,486	2033
2034	411,839			10,233	**422,072**	257,189		8,244	**265,433**	156,639	2,203,369	544,896	2034
2035	411,839			10,233	**422,072**	269,404		8,408	**277,813**	144,259	2,347,628	283,082	2035
2036	411,839			10,233	**422,072**	286,159		8,577	**294,736**	127,336	2,474,963	0	2036
Totals	**3,985,904**	**0**	**0**	**112,563**	**4,098,467**	**2,436,575**	**0**	**85,617**	**2,522,192**				Totals

Notes: Matches Audit

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

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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
008	**6**	**TIF 8 Spangler Development**	**09/15/2015**	**09/15/2035**	**N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$808,204**

Section 3 – Revenue		Amount
Tax increment		$157,448
Investment income		$27,344
Debt proceeds		
Special assessments		
Shared revenue		
Sale of property		$78,301
Allocation from another TID		
TID number		
Developer guarantees		
Developer name		
Transfer from other funds		
Source		
Grants		
Source		
Other revenue		
Source	INTERGOVERNMENTAL	$10,233
Total Revenue (deposits)		**$273,326**

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

Section 4 – Expenditures	Amount
Capital expenditures	$150
Administration	
Professional services	$16,867
Interest and fiscal charges	$44,331
DOR fees	
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$121,494
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	**$182,842**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$898,688**
Future costs	**$196,925**
Future revenue	**$196,925**
Surplus or deficit	**$898,688**

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	**008**
Submission date	**06-01-2026 09:29 AM**
Confirmation	**TIDAR20250781O1780324186210**
Submission type	**ORIGINAL**