October 15, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Jefferson, Wisconsin

Tax Incremental District No. 9

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

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BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Jefferson, Wisconsin
Tax Incremental District No. 9

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. 9 ("District") was created on February 19, 2019 as Mixed-Use District. The District has not been amended.

The TID has an expenditure period that ends on February 19, 2034 and has a mandatory termination date of February 19, 2040.

Background Data:

Base Value	$15,100
Incremental Value (as of January 1, 2026)	$10,045,400
Year End Fund Balance (2025)	($355,068)
Closure Year (based on current cash flow*)	2030

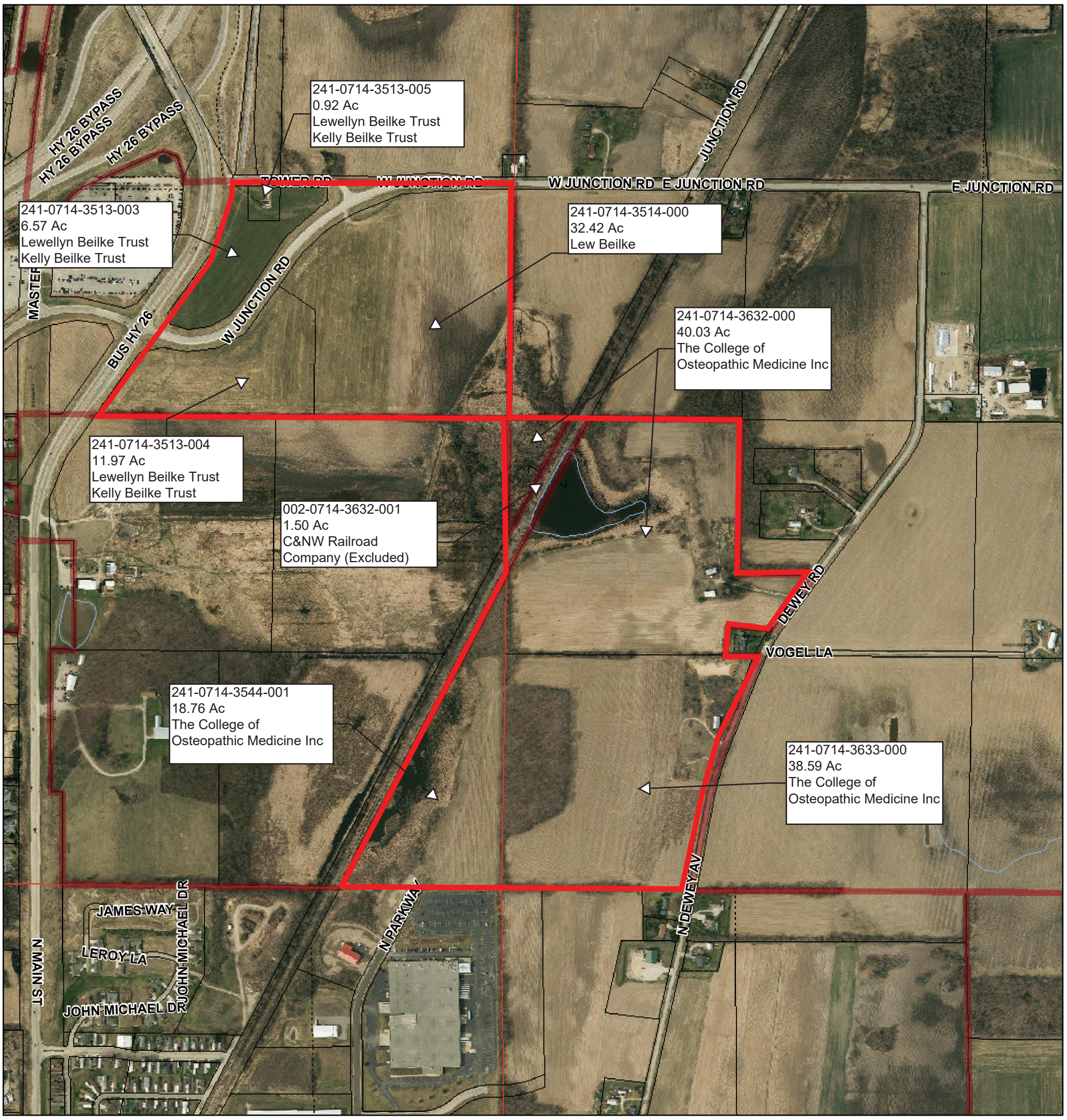
* The original project plan contemplated the undertaking of approximately $6.6 million in project costs. The City expects to undertake some or all of these projects at the pace of development through the end of the District's expenditure period.

Notes:

- Construction of approximately 54 condominium townhome style units and 11,500 square feet of commercial space began in 2025 near the Intersection of Junction Road and STH 26. This is a phased construction timetable lasting until 2030. The estimated taxable value of the project is $19 million and will be realized over time.

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 TID 9



11/13/2018, 8:15:00 AM

1:9,028

0 0.07 0.15 0.3 mi

0 0.1 0.2 0.4 km

- Street Labels
- Tax Parcels
- Streams and Ditches

Parcel Lines

- Property Boundary
- Old Lot/Meander Lines
- Rail Right of Ways
- Road Right of Ways
- Section Lines
- Surface Water
- Map Hooks
- Municipal Boundaries

City of Jefferson
WiDNR, DATCP |

City of Jefferson, Wisconsin

Tax Increment District No. 9

Tax Increment Projection Worksheet

Type of District	Mixed Use	
District Creation Date	February 19, 2019	
Valuation Date	Jan 1,	2019
Max Life (Years)	20	
End of Expenditure Period	15	2/19/2034
Revenue Periods/Final Year	20	2040
Extension Eligibility/Years	Yes	3
Eligible Recipient District	No	

Base Value	15,100
Economic Change Factor	0.00%
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
4	2022	109,700	2023	0	6,151,600	2024	$19.65	**120,887**
5	2023	3,685,600	2024	0	9,837,200	2025	$18.81	**185,017**
6	2024	-35,900	2025	0	9,801,300	2026	$18.91	**185,349**
7	2025	244,100	2026	0	10,045,400	2027	$18.91	**189,965**
8	2026	4,755,900	2027	0	14,801,300	2028	$18.91	**279,903**
9	2027	13,200,000	2028	0	28,001,300	2029	$18.91	**529,523**
10	2028	4,000,000	2029	0	32,001,300	2030	$18.91	**605,166**
11	2029	3,000,000	2030	0	35,001,300	2031	$18.91	**661,898**
12	2030	3,000,000	2031	0	38,001,300	2032	$18.91	**718,630**
13	2031	0	2032	0	38,001,300	2033	$18.91	**718,630**
14	2032	0	2033	0	38,001,300	2034	$18.91	**718,630**
15	2033	0	2034	0	38,001,300	2035	$18.91	**718,630**
16	2034	0	2035	0	38,001,300	2036	$18.91	**718,630**
17	2035	0	2036	0	38,001,300	2037	$18.91	**718,630**
18	2036	0	2037	0	38,001,300	2038	$18.91	**718,630**
19	2037	0	2038	0	38,001,300	2039	$18.91	**718,630**
20	2038	0	2039	0	38,001,300	2040	$18.91	**718,630**
	Totals	**31,959,400**		**0**			**Future Value of Increment**	**8,919,476**

Notes:

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

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City of Jefferson, Wisconsin

Tax Increment District No. 9

Cash Flow Projection

	Projected Revenues					Projected Expenditures					Balances			
Year	Tax Increments	Interest Earnings/(Cost)	Intergov. Revenues	Sale of Assets	**Total Revenues**	Total Debt Service	MRO #1 2022 ENR Investments $200,000	MRO #2 2022 International Investment Group $250,000	Capital Outlay	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2024	127,618	26,072		34,045	**187,735**	38,353	40,753	50,000	126,983	19,688	**275,777**	(88,042)	(382,551)	1,053,056	2024
2025	185,017	13,072	6,151		**204,240**	69,983	43,270	50,000		13,504	**176,757**	27,483	(355,068)	919,786	2025
2026	185,349	(2,201)	6,151		**189,299**	68,583	33,918	50,000		2,327	**154,828**	34,471	(320,597)	795,868	2026
2027	189,965	(1,988)	6,151		**194,129**	106,483	28,223	2,645		2,374	**139,724**	54,404	(266,193)	685,000	2027
2028	279,903	(1,650)	6,151		**284,403**	133,158	0			2,421	**135,579**	148,824	(117,368)	575,000	2028
2029	529,523	(728)	6,151		**534,947**	129,253				2,470	**131,722**	403,225	285,856	465,000	2029
2030	605,166	1,772	6,151		**613,089**	125,293				2,519	**127,812**	485,278	771,134	355,000	2030
2031	661,898	4,781	6,151		**672,830**	126,156				2,569	**128,726**	544,104	1,315,239	240,000	2031
2032	718,630	8,154	6,151		**732,936**	126,750				2,621	**129,371**	603,565	1,918,803	120,000	2032
2033	718,630	11,897	6,151		**736,678**	122,250				2,673	**124,923**	611,754	2,530,558	0	2033
2034	718,630	15,689	6,151		**740,471**	0				2,727	**2,727**	737,744	3,268,302	0	2034
2035	718,630	20,263	6,151		**745,045**	0				2,781	**2,781**	742,263	4,010,565	0	2035
2036	718,630	24,866	6,151		**749,647**	0				2,837	**2,837**	746,810	4,757,375	0	2036
2037	718,630	29,496	6,151		**754,277**	0				2,894	**2,894**	751,383	5,508,758	0	2037
2038	718,630	34,154	6,151		**758,935**	0				2,951	**2,951**	755,984	6,264,742	0	2038
2039	718,630	38,841	6,151		**763,623**	0				3,011	**3,011**	760,612	7,025,354	0	2039
2040	718,630	43,557	6,151		**768,338**	0				3,071	**3,071**	765,268	7,790,621	0	2040
2026-2040	**8,919,476**	**226,904**	**92,265**	**0**	**9,238,645**	**937,924**	**62,141**	**52,645**	**0**	**40,246**	**1,092,955**				**2026-2040**

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
009	6	North Interchange	02/19/2019	02/19/2040	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	$-382,551

Section 3 – Revenue		Amount
Tax increment		$185,017
Investment income		$13,072
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	INTERGOVERNMENTAL	$6,151
Total Revenue (deposits)		$204,240

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

Section 4 – Expenditures		Amount
Capital expenditures		$3,034
Administration		
Professional services		$10,470
Interest and fiscal charges		$29,983
DOR fees		
Discount on long-term debt		
Debt issuance costs		
Principal on long-term debt		$40,000
Environmental costs		
Real property assembly costs		
Allocation to another TID		
TID number		
Developer grants		
Developer name	ENR Investment Inc	$43,270
Developer name	International Investment Group Corporation	$50,000
Transfer to other funds		
Fund		
Other expenditures		
Name		
Total Expenditures		**$176,757**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-355,068**
Future costs	**$171,300**
Future revenue	**$171,300**
Surplus or deficit	**$-355,068**

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	**009**
Submission date	**06-01-2026 09:33 AM**
Confirmation	**TIDAR20250781O1780324389703**
Submission type	**ORIGINAL**