



PLEASE TAKE NOTICE: There will be a **City of Lodi Joint Review Board** meeting Tuesday, October 28, 2025 at 3:00 pm in the City Hall Council Room, 130 South Main Street, Lodi, WI.

Meeting Link: <https://us06web.zoom.us/j/89400718972?pwd=k3PIgUaMHRYDtcyTum7PYJXhEo7RHR.1>

Meeting ID: 894 0071 8972 **Passcode:** 772950 **Phone:** 1-312-626-6799

Joint Review Board Agenda

1. Call to Order
2. Meeting Etiquette
3. Roll Call
4. Approval of Minutes from October 8, 2024

Documents:

[JRB 10-2024.Pdf](#)

5. Discussion of 2024 TID #3 Annual Report

Documents:

[TID No. 3 Supplemental Report 2025-8-19.Pdf](#)

6. Discussion of 2024 TID #4 Annual Report

Documents:

[TID No. 4 Supplemental Report 2025-8-19.Pdf](#)

7. Discussion of 2024 TID #5 Annual Report

Documents:

[TID No. 5 Supplemental Report 2025-8-19.Pdf](#)

8. Adjourn

Posted: _____

By: _____

Agendas may change up to 24 hours prior to the commencement of the meeting. Reasonable accommodations for persons with disabilities may be made in advance by calling City Hall at 608-592-3247.

Notice is hereby given that a majority of the City of Lodi Common Council may be present at a meeting of the Joint Review Board to gather information about subjects over which they have decision making responsibility. This constitutes a meeting of the city council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993), and must be noticed as such; although the City of Lodi Common Council will not take any formal action at this meeting.

Joint Review Board
Minutes of October 8, 2024

1. Call to Order

Rich Stevenson called the meeting to order at 3:00 p.m. at Lodi City Hall, 130 S. Main Street, Lodi, WI.

2. Roll Call

Present: Brent Richter- Lodi School District (virtual), Shawna Marquardt - Madison Area Technical College (virtual), Rich Stevenson- Chair, Ann Groves Lloyd - Mayor, Mike Goethel- Alder (virtual) and Tom Dunn- County Supervisor. Also present: Greg Johnson- TIF Administrator, Ehlers (virtual) and Brenda Ayers, City Clerk.

3. Approve the Minutes of the October 17, 2023 Meeting

MOTION (Groves Lloyd, Marquardt) to approve the minutes from the October 17, 2023 meeting. Roll Call Vote Aye- Richter, Dunn, Groves Lloyd, Goethel, Stevenson, Marquardt; Nay-0. Motion carried.

4. Review and Discussion of TID 3 Annual Report

Johnson presented information from the 2023 Annual Report for TID 3.

The TID was created in 2005 as a blighted area district. It was amended in 2015 to add territory, allow project costs within a ½ mile radius, and donate excess increment to TID 4 & 5. The expenditure period ends September 2027. The current increment value of TID 3 is \$1,169,000 with a cash balance at the end of 2023 of \$106,311. TID 3 is projected to close in 2029 based on current cash flow. There is a pending stormwater improvement project in the district. TID 3 owes the general fund \$74,209. Funds are available to repay the general fund.

5. Review and Discussion of TID 4 Annual Report

Johnson presented information from the 2023 Annual Report for TID 4.

TID 4 was created in 2015 as a rehabilitation district. The expenditure period ends June 2037. The current increment value of TID 4 is \$4,490,500 with a cash balance at the end of 2023 of \$(46,493). Projection worksheet does not anticipate growth and depicts a revenue stream only. The projects relating to the two outstanding State Trust Fund Loans have generated sufficient increment to cover the payments. Projected closure is 2029 based on current cash flow predictions.

6. Review and Discussion of TID 5 Annual Report

Johnson presented information from the 2023 Annual Report for TID 5.

TID 5 is a rehabilitation district created in 2015 and the boundary was amended in 2017. The expenditure period June 2037. The current increment value is 4,508,200 with a cash balance at the end of 2023 of \$139,434. Projected closure is dependent on ongoing development. The City is in negotiations with a developer regarding the Top of Lodi project that is seeking TIF assistance. TID 5 remains open to facilitate the potential development.

7. Adjourn.

MOTION by (Groves Lloyd, Goethel) to adjourn. Voice vote- all ayes. Motion carried.
Meeting adjourned at 3:12 p.m.

Minutes by Brenda M. Ayers, City Clerk

DRAFT

August 19, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Lodi, WI

Tax Incremental District No. 3



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 Lodi, Wisconsin Tax Incremental District No. 3

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. 3 (“District”) was created on September 6, 2005 as a Blighted Area district. The District was amended in 2015 to add territory, allow project costs within a ½ mile radius, and donate excess increment to TID #4 and TID #5. The TID has an expenditure period that ends on September 6, 2027 and has a mandatory termination date of September 6, 2032. The final year of increment collection is 2033.

Background Data:	Base Value	\$161,000
	Incremental Value (as of January 1, 2025)	\$1,117,800
	Cash balance (2024)	\$120,655
	Projected Closure (based on current cash flow*)	2031

*The City has a storm water improvement pending in the district. The exact timing of the project is still unknown. The cash flow model includes this expense.

Notes:

- \$74,209 is owed to the General Fund

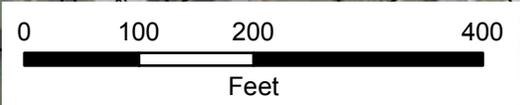
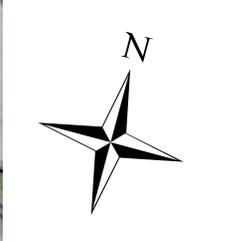
Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

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

Map #1 District Boundaries & Parcels

Existing TID 3
Lodi Tax Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, swisstopo, and the GIS User Community

City of Lodi, Wisconsin

Tax Increment District #3

Increment Value

Construction Year	Valuation Year	Change in increment Value	Actual Increment Value	
1	2005	2006	12,900	12,900
2	2006	2007	0	12,900
3	2007	2008	3,500	16,400
4	2008	2009	0	16,400
5	2009	2010	(75,200)	(58,800)
6	2010	2011	(1,100)	(59,900)
7	2011	2012	318,700	258,800
8	2012	2013	699,000	957,800
9	2013	2014	56,100	1,013,900
10	2014	2015	(21,900)	992,000
11	2015	2016	(20,700)	971,300
12	2016	2017	73,200	1,044,500
13	2017	2018	(117,200)	927,300
14	2018	2019	(35,900)	891,400
15	2019	2020	239,400	1,130,800
16	2020	2021	(79,400)	1,051,400
17	2021	2022	41,100	1,092,500
18	2022	2023	104,700	1,197,200
19	2023	2024	(28,200)	1,169,000
20	2024	2025	(51,200)	1,117,800
21	2025	2026		
22	2026	2027		
23	2027	2028		
24	2028	2029		
25	2029	2030		
26	2030	2031		
27	2031	2032		
Totals	Totals	<u>1,117,800</u>	<u>13,755,600</u>	

Notes:

City of Lodi, Wisconsin

Tax Increment District #3

Tax Increment Projection Worksheet

Type of District	Blighted Area		Base Value	161,000
District Creation Date	September 6, 2005		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2005	Base Tax Rate	
Max Life (Years)	27		Rate Adjustment Factor	-0.50%
Expenditure Period/Termination	22	9/6/2027	Tax Exempt Discount Rate	N/A
Revenue Periods/Final Year	27	2033	Taxable Discount Rate	N/A
Extension Eligibility/Years	Yes	3		
Recipient District	Yes			

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
14	2018	(35,900)	2019		891,400	2020	\$23.91	21,317
15	2019	239,400	2020		1,130,800	2021	\$24.01	27,150
16	2020	(79,400)	2021		1,051,400	2022	\$23.10	24,604
17	2021	41,100	2022		1,092,500	2023	\$20.46	22,661
18	2022	104,700	2023	0	1,197,200	2024	\$18.28	21,888
19	2023	(28,200)	2024	0	1,169,000	2025	\$17.10	19,987
20	2024	(51,200)	2025	0	1,117,800	2026	\$15.38	17,192
21	2025	0	2026	0	1,117,800	2027	\$15.30	17,106
22	2026	0	2027	0	1,117,800	2028	\$15.23	17,021
23	2027	0	2028	0	1,117,800	2029	\$15.15	16,936
24	2028	0	2029	0	1,117,800	2030	\$15.08	16,851
25	2029	0	2030	0	1,117,800	2031	\$15.00	16,767
26	2030	0	2031	0	1,117,800	2032	\$14.92	16,683
27	2031	0	2032	0	1,117,800	2033	\$14.85	16,600
Totals		859,000		0		Future Value of Increment		272,763

Notes:

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

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Lodi, Wisconsin

Tax Increment District #3

Cash Flow Projection

Year	Projected Revenues				Expenditures					Balances		Year
	Tax Increments	Intergov	Personal Property Aid	Total Revenues	Conservation and Development	Repay Advance ²	Interest & Fiscal Charges	Storm Water Project	Total Expenditures	Annual	Cumulative ¹	
2019											96,239	2019
2020	21,317	138	306	21,761	61,640		2,783		64,423	(42,662)	53,577	2020
2021	27,150	138		27,288	1,945		2,782		4,727	22,561	76,138	2021
2022	24,604	138		24,742	2,816		2,782		5,598	19,144	95,282	2022
2023	22,661	138		22,799	2,865		8,905		11,770	11,029	106,311	2023
2024	21,888	138	305	22,331	2,980		5,007		7,987	14,344	120,655	2024
2025	19,987	138	506	20,631	3,000	74,209	8,900		86,109	(65,478)	55,177	2025
2026	17,192	138	506	17,836	3,000		8,900		11,900	5,936	61,113	2026
2027	17,106	138	506	17,750	3,000		8,900		11,900	5,850	66,964	2027
2028	17,021	138	506	17,665	3,000		8,900		11,900	5,765	72,729	2028
2029	16,936	138	506	17,580	3,000		8,900	85,000	96,900	(79,320)	(6,592)	2029
2030	16,851	138	506	17,495	3,000		8,900		11,900	5,595	(996)	2030
2031	16,767	138	506	17,411	3,000		8,900		11,900	5,511	4,514	2031
2032	16,683	138	506	17,327	3,000		8,900		11,900	5,427	9,941	2032
2033	16,600	138	506	17,244	3,000		8,900		11,900	5,344	15,285	2033
Total	272,763	1,932	5,165	279,860	99,246	74,209	102,359	85,000	360,814			Total

Notes:

1. Cumulative balance for 2024 ties to cash and investments on hand per audits.
2. \$74,209 owed to General Fund
3. District can donate increment to TID #4 and TID #5 per 2015 amendment.

Projected TID Closure

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 11246	Municipality LODI	County COLUMBIA	Due date 07/01/2025	Report type ORIGINAL	
TID number 003	TID type 2	TID name NA	Creation date 09/06/2005	Mandatory termination date 09/06/2032	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$32,101

Section 3 – Revenue	Amount
Tax increment	\$21,887
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$444
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)	\$22,331

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$2,828
Interest and fiscal charges	\$5,009
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 NA	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$7,987

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$46,445
Future costs	\$192,100
Future revenue	\$193,399
Surplus or deficit	\$47,744

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)
003	\$0	\$0	\$0	\$0
004	\$11,100	\$0	-\$300	\$10,800
005	\$173,900	\$0	-\$100	\$173,800
Total	\$185,000	\$0	-\$400	\$184,600

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
003	\$0	\$412,078,600	0.00	\$1,757,257	\$0
004	\$10,800	\$412,078,600	0.00	\$1,757,257	\$0
005	\$173,800	\$412,078,600	0.04	\$1,757,257	\$703
Total	\$184,600	\$412,078,600	0.04	\$1,757,257	\$703

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$703	\$0.00703

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
2023	003	\$0	\$357,329,600	0.00	\$1,724,644	\$0
2023	004	\$443,000	\$357,329,600	0.12	\$1,724,644	\$2,070
2023	005	\$66,400	\$357,329,600	0.02	\$1,724,644	\$345
2023	Total	\$509,400	\$357,329,600	0.14	\$1,724,644	\$2,415

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Contact Information	
Contact name Sandra Bloechl	Contact title Treasurer
Contact email sbloechl@cityoflodi.us	Contact phone (608) 592-0714

August 19, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Lodi, WI

Tax Incremental District No. 4



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 Lodi, Wisconsin Tax Incremental District No. 4

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. 4 (“District”) was created on June 2, 2015 as a Rehabilitation district. The TID has an expenditure period that ends on June 2, 2037 and has a mandatory termination date of June 2, 2042. The final year of increment collection is 2043.

Background Data:	Base Value	\$16,032,800
	Incremental Value (as of January 1, 2025)	\$4,666,600
	Year End Fund Balance (2024)	\$29,700
	Projected Closure (based on current cash flow*)	2029

* 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.

Notes: None

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

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

City of Lodi, Wisconsin

Tax Increment District #4

Development Assumptions

Construction Year		Actual	Annual Total	Construction Year	
1	2015	177,200	177,200	2015	1
2	2016	772,800	772,800	2016	2
3	2017	85,900	85,900	2017	3
4	2018	(1,011,000)	(1,011,000)	2018	4
5	2019	7,077,400	7,077,400	2019	5
6	2020	(2,702,800)	(2,702,800)	2020	6
7	2021	(1,064,800)	(1,064,800)	2021	7
8	2022	3,813,200	3,813,200	2022	8
9	2023	(2,207,400)	(2,207,400)	2023	9
10	2024	(273,900)	(273,900)	2024	10
11	2025		0	2025	11
12	2026		0	2026	12
13	2027		0	2027	13
14	2028		0	2028	14
15	2029		0	2029	15
16	2030		0	2030	16
17	2031		0	2031	17
18	2032		0	2032	18
19	2033		0	2033	19
20	2034		0	2034	20
21	2035		0	2035	21
22	2036		0	2036	22
23	2037		0	2037	23
24	2038		0	2038	24
25	2039		0	2039	25
26	2040		0	2040	26
27	2041		0	2041	27
Totals		4,666,600	4,666,600		

Notes:

City of Lodi, Wisconsin

Tax Increment District #4

Tax Increment Projection Worksheet - All projects

Type of District	Rehabilitation		Base Value	16,032,800
District Creation Date	June 2, 2015		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2015	Base Tax Rate	
Max Life (Years)	27		Rate Adjustment Factor	-0.50%
Expenditure Period/Termination	22	6/2/2037	Tax Exempt Discount Rate	N/A
Revenue Periods/Final Year	27	2043	Taxable Discount Rate	N/A
Extension Eligibility/Years	Yes	3		
Recipient District	Yes			

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2015	177,200	2016	177,200	2017	\$25.02	4,434
2	2016	772,800	2017	950,000	2018	\$24.17	22,962
3	2017	85,900	2018	1,035,900	2019	\$24.28	25,150
4	2018	(1,011,000)	2019	24,900	2020	\$23.91	595
5	2019	7,077,400	2020	7,102,300	2021	\$24.40	173,304
6	2020	(2,702,800)	2021	4,399,500	2022	\$23.86	104,965
7	2021	(1,064,800)	2022	3,334,700	2023	\$20.46	71,527
8	2022	3,813,200	2023	7,147,900	2024	\$18.28	130,680
9	2023	(2,207,400)	2024	4,940,500	2025	\$17.10	84,470
10	2024	-273,900	2025	0	2026	\$15.38	71,775
11	2025	0	2026	0	2027	\$15.30	71,416
12	2026	0	2027	0	2028	\$15.23	71,059
13	2027	0	2028	0	2029	\$15.15	70,704
14	2028	0	2029	0	2030	\$15.08	70,350
15	2029	0	2030	0	2031	\$15.00	69,999
16	2030	0	2031	0	2032	\$14.92	69,649
17	2031	0	2032	0	2033	\$14.85	69,300
18	2032	0	2033	0	2034	\$14.78	68,954
19	2033	0	2034	0	2035	\$14.70	68,609
20	2034	0	2035	0	2036	\$14.63	68,266
21	2035	0	2036	0	2037	\$14.56	67,925
22	2036	0	2037	0	2038	\$14.48	67,585
23	2037	0	2038	0	2039	\$14.41	67,247
24	2038	0	2039	0	2040	\$14.34	66,911
25	2039	0	2040	0	2041	\$14.27	66,576
26	2040	0	2041	0	2042	\$14.20	66,243
27	2041	0	2042	0	2043	\$14.12	65,912
Totals	4,666,600		0		Future Value of Increment		1,856,567

Notes:

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

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Lodi, Wisconsin

Tax Increment District #4

Cash Flow Projection

Year	Projected Revenues							Expenditures							Balances			Year				
	Tax Increments	Other	Personal Property Aid	Long-term debt	Intergov.	Shortfall Payments	Total Revenues	State Trust Fund Loan - Vet Clinic 500,000			State Trust Fund Loan - Lodi Industrial 150,000			Conservation and development	Capital Outlay	Fiscal Charges	Total Expenditures		Annual	Cumulative	Principal Outstanding	
								Dated Date: Principal	01/12/18 Interest	Total	Dated Date: Principal	01/12/18 Interest	Total									
2015	0						0							14,237	135,006		149,243	(149,243)	(149,243)		2015	
2016	0						0							19,334	531	10,095	29,960	(29,960)	(179,203)		2016	
2017	4,434				6,749		11,183							29,685	3,546	8,502	41,733	(30,550)	(209,753)		2017	
2018	22,962			650,000	6,848	43,312	723,122			0				650,726		1,539	652,265	70,857	(138,896)	650,002	2018	
2019	25,150	8,300			7,013		40,463	14,930	23,397	38,327	4,479	7,019	11,498	4,002		6,712	60,540	(20,077)	(158,973)	630,592	2019	
2020	595		3,291		7,014	(8,648)	2,252	18,872	19,456	38,327	5,661	5,837	11,498	10,671		6,712	67,209	(64,956)	(223,929)	606,060	2020	
2021	173,304				7,013		180,317	19,680	18,648	38,327	5,904	5,594	11,498	1,817		6,711	58,353	121,964	(101,966)	580,476	2021	
2022	104,965				7,013		111,978	20,467	17,861	38,327	6,140	5,358	11,498	2,816		6,712	59,354	52,624	(49,342)	553,869	2022	
2023	71,527				7,013		78,540	21,285	17,042	38,327	6,386	5,113	11,498	2,850		23,015	75,691	2,849	(46,493)	526,198	2023	
2024	130,680		3,290		7,013		140,983	22,094	16,235	38,329	6,628	4,871	11,498	2,884		12,078	64,790	76,193	29,700	497,476	2024	
2025	84,470		46,423		7,013		137,906	23,020	15,307	38,327	6,906	4,592	11,498	5,000			54,826	83,080	112,780	467,550	2025	
2026	71,775		46,423		7,013		125,211	23,941	14,386	38,327	7,182	4,316	11,498	5,000			54,826	70,385	183,165	436,426	2026	
2027	71,416		46,423		7,013		124,852	24,899	13,429	38,327	7,470	4,029	11,498	5,000			54,826	70,026	253,191	404,057	2027	
2028	71,059		46,423		7,013		124,495	25,861	12,467	38,327	7,758	3,739	11,497	5,000			54,825	69,670	322,861	370,438	2028	
2029	70,704		46,423		7,013		124,139	26,929	11,398	38,327	8,079	3,419	11,498	5,000			54,826	69,314	392,175	335,430	2029	
2030	70,350		46,423		7,013		123,786	28,007	10,321	38,327	8,402	3,096	11,498	5,000			54,826	68,960	461,135	299,022	2030	
2031	69,999		46,423		7,013		123,434	29,127	9,201	38,327	8,738	2,760	11,498	5,000			54,826	68,608	529,743	261,157	2031	
2032	69,649		46,423		7,013		123,084	30,270	8,058	38,327	9,081	2,417	11,498	5,000			54,826	68,258	598,002	221,806	2032	
2033	69,300		46,423		7,013		122,736	31,503	6,825	38,327	9,451	2,048	11,499	5,000			54,826	67,910	665,912	180,853	2033	
2034	68,954		46,423		7,013		122,389	32,763	5,565	38,327	9,829	1,669	11,498	5,000			54,826	67,564	733,475	138,261	2034	
2035	68,609		46,423		7,013		122,045	34,073	4,254	38,327	10,222	1,276	11,498	5,000			54,826	67,219	800,694	93,966	2035	
2036	68,266		46,423		7,013		121,702	35,428	2,899	38,327	10,628	870	11,498	5,000			54,825	66,876	867,570	47,909	2036	
2037	67,925		46,423		7,013		121,360	36,853	1,474	38,327	11,056	442	11,498	5,000			54,825	66,535	934,105	0	2037	
2038	67,585		46,423		7,013		121,021										0	121,021	1,055,126		0	2038
2039	67,247		46,423		7,013		120,683										0	120,683	1,175,808			2039
2040	66,911		46,423		7,013		120,346										0	120,346	1,296,155			2040
2041	66,576		46,423		7,013		120,012										0	120,012	1,416,166			2041
2042	66,243		46,423		7,013		119,679										0	119,679	1,535,845			2042
2043	65,912		46,423		7,013		119,348										0	119,348	1,655,193			2043
Total	1,856,567	8,300	888,610	650,000	188,923	34,664	3,627,064	500,002	228,221	728,223	150,000	68,466	218,466	804,022	139,083	82,077	1,971,871				Total	

Notes:

Projected TID Closure if no other costs are incurred

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code 11246	Municipality LODI	County COLUMBIA	Due date 07/01/2025	Report type ORIGINAL	
TID number 004	TID type 3	TID name NA	Creation date 06/02/2015	Mandatory termination date 06/02/2042	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-46,493

Section 3 – Revenue	Amount
Tax increment	\$130,679
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$10,304
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)	\$140,983

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$2,733
Interest and fiscal charges	\$33,187
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$28,720
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name 0	\$0
Developer name NA	\$0
Developer name NA	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$64,790

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$29,700
Future costs	\$712,735
Future revenue	\$2,648,135
Surplus or deficit	\$1,965,100

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)
003	\$0	\$0	\$0	\$0
004	\$11,100	\$0	\$-300	\$10,800
005	\$173,900	\$0	\$-100	\$173,800
Total	\$185,000	\$0	\$-400	\$184,600

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
003	\$0	\$412,078,600	0.00	\$1,757,257	\$0
004	\$10,800	\$412,078,600	0.00	\$1,757,257	\$0
005	\$173,800	\$412,078,600	0.04	\$1,757,257	\$703
Total	\$184,600	\$412,078,600	0.04	\$1,757,257	\$703

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$703	\$0.00703

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
2023	003	\$0	\$357,329,600	0.00	\$1,724,644	\$0
2023	004	\$443,000	\$357,329,600	0.12	\$1,724,644	\$2,070
2023	005	\$66,400	\$357,329,600	0.02	\$1,724,644	\$345
2023	Total	\$509,400	\$357,329,600	0.14	\$1,724,644	\$2,415

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Contact Information	
Contact name Sandra Bloechl	Contact title Treasurer
Contact email sbloechl@cityoflodi.us	Contact phone (608) 592-0714

August 19, 2025

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Lodi, WI

Tax Incremental District No. 5



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 Lodi, 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 June 2, 2015 as a Rehabilitation Area district. The District boundary was amended in 2017 to add and subtract territory. The TID has an expenditure period that ends on June 2, 2037 and has a mandatory termination date of June 2, 2042. The final year of increment collection is 2043.

Background Data:	Base Value	\$12,622,800
	Incremental Value (as of January 1, 2025)	\$3,978,700
	Year End Fund Balance (2024)	\$223,740
	Projected Closure (based on current cash flow)	City needs to determine what other costs will be incurred.

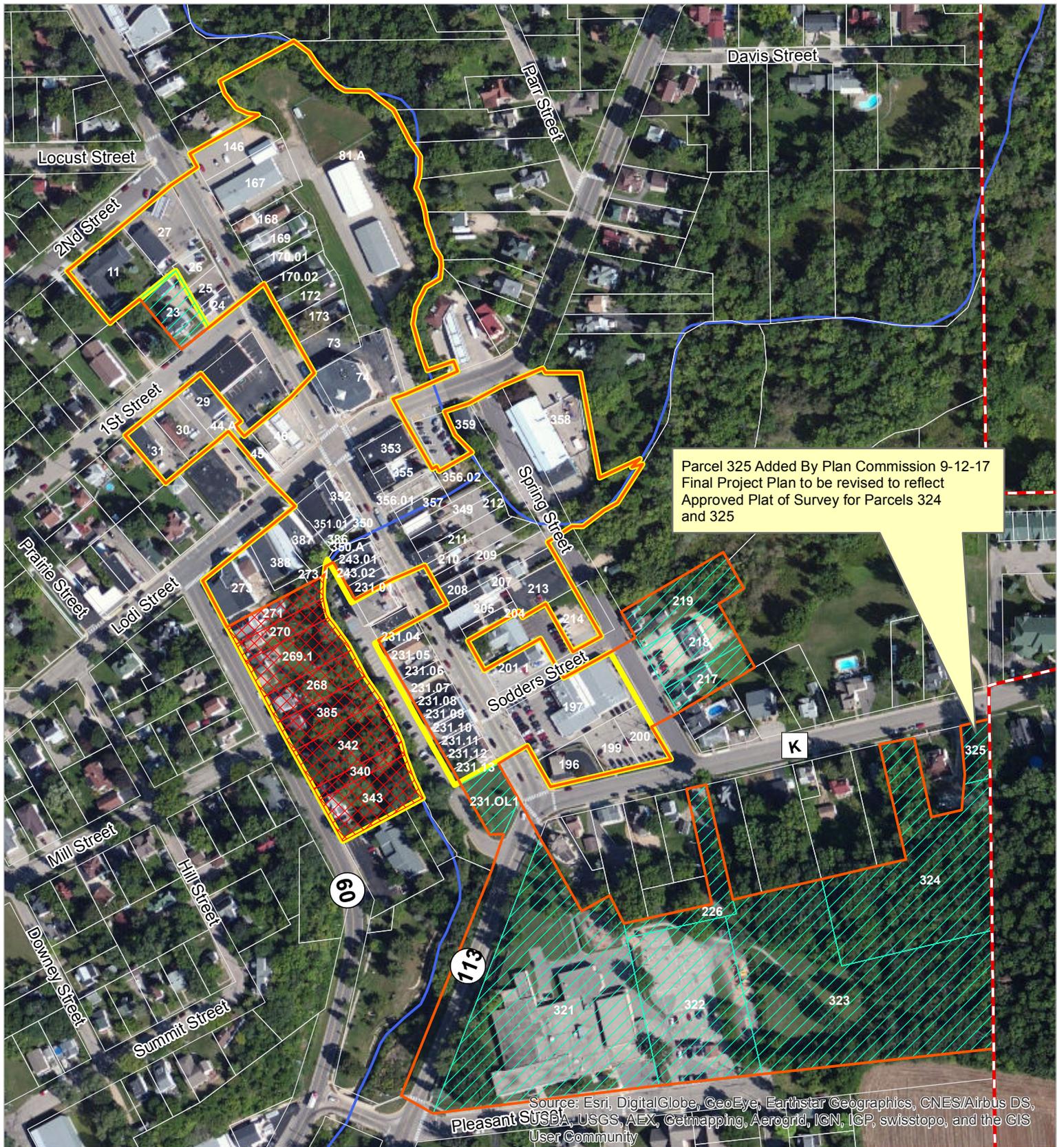
Notes:

- The City is reviewing development proposals for the Top of Lodi property. TIF assistance has been requested for the project. The City is in negotiations with a potential developer.

Joint Review Board Action: Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

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



Parcel 325 Added By Plan Commission 9-12-17
 Final Project Plan to be revised to reflect
 Approved Plat of Survey for Parcels 324
 and 325

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, Pleiades, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, ICP, swisstopo, and the GIS User Community

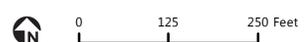
TID #5 - AMENDMENT #1

District Boundary & Parcels

-  Lodi City Limits
-  TID #5 Boundary_2015
-  TID #5 Parcel Subtractions
-  Parcels
-  TID #5 Boundary_2017
-  TID #5 Parcel Additions
-  Spring Creek and Tributaries

City of Lodi
 Columbia County, WI

Data Sources:
 Base Data: Columbia County
 TID Data: MSA



City of Lodi, Wisconsin

Tax Increment District #5

Development Assumptions

Construction Year		Actual	Top of Lodi-Townhomes	Top of Lodi-RCAC	Top of Lodi-Apartments	Annual Total	Construction Year	
1	2015	(285,700)				(285,700)	2015	1
2	2016	1,123,700				1,123,700	2016	2
3	2017	303,200				303,200	2017	3
4	2018	(780,100)				(780,100)	2018	4
5	2019	2,120,300				2,120,300	2019	5
6	2020	(224,200)				(224,200)	2020	6
7	2021	365,200				365,200	2021	7
8	2022	1,885,800				1,885,800	2022	8
9	2023	(525,900)				(525,900)	2023	9
10	2024	(3,600)				(3,600)	2024	10
11	2025		701,000			701,000	2025	11
12	2026		5,257,500	5,000,000		10,257,500	2026	12
13	2027		1,051,500	5,000,000	4,410,000	10,461,500	2027	13
14	2028			2,500,000	4,410,000	6,910,000	2028	14
15	2029				2,205,000	2,205,000	2029	15
16	2030					0	2030	16
17	2031					0	2031	17
18	2032					0	2032	18
19	2033					0	2033	19
20	2034					0	2034	20
21	2035					0	2035	21
22	2036					0	2036	22
23	2037					0	2037	23
24	2038					0	2038	24
25	2039					0	2039	25
26	2040					0	2040	26
27	2041					0	2041	27
Totals		<u>3,978,700</u>	<u>7,010,000</u>	<u>12,500,000</u>	<u>11,025,000</u>	<u>34,513,700</u>		

Notes:

City of Lodi, Wisconsin

Tax Increment District #5

Tax Increment Projection Worksheet

Type of District	Rehabilitation		Base Value	12,622,800
District Creation Date	June 2, 2015		Appreciation Factor	
Valuation Date	Jan 1,	2015	Base Tax Rate	
Max Life (Years)	27		Rate Adjustment Factor	
Expenditure Period/Termination	22	6/2/2037	Tax Exempt Discount Rate	N/A
Revenue Periods/Final Year	27	2043	Taxable Discount Rate	N/A
Extension Eligibility/Years	Yes	3		
Recipient District	Yes			

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2015	(285,700)	2016	(285,700)	2017	\$25.02	0
2	2016	1,123,700	2017	838,000	2018	\$24.17	20,255
3	2017	303,200	2018	1,141,200	2019	\$24.28	27,706
4	2018	(780,100)	2019	361,100	2020	\$23.91	8,635
5	2019	2,120,300	2020	2,481,400	2021	\$23.62	64,689
6	2020	(224,200)	2021	2,257,200	2022	\$23.10	55,760
7	2021	365,200	2022	2,622,400	2023	\$20.46	57,255
8	2022	1,885,800	2023	4,508,200	2024	\$18.28	82,420
9	2023	(525,900)	2024	3,982,300	2025	\$17.10	68,087
10	2024	(3,600)	2025	3,978,700	2026	\$17.10	68,026
11	2025	701,000	2026	0	2027	\$17.10	80,011
12	2026	10,257,500	2027	0	2028	\$17.10	255,388
13	2027	10,461,500	2028	0	2029	\$17.10	434,254
14	2028	6,910,000	2029	0	2030	\$17.10	552,397
15	2029	2,205,000	2030	0	2031	\$17.10	590,097
16	2030	0	2031	0	2032	\$17.10	590,097
17	2031	0	2032	0	2033	\$17.10	590,097
18	2032	0	2033	0	2034	\$17.10	590,097
19	2033	0	2034	0	2035	\$17.10	590,097
20	2034	0	2035	0	2036	\$17.10	590,097
21	2035	0	2036	0	2037	\$17.10	590,097
22	2036	0	2037	0	2038	\$17.10	590,097
23	2037	0	2038	0	2039	\$17.10	590,097
24	2038	0	2039	0	2040	\$17.10	590,097
25	2039	0	2040	0	2041	\$17.10	590,097
26	2040	0	2041	0	2042	\$17.10	590,097
27	2041	0	2042	0	2043	\$17.10	590,097
Totals	34,513,700		0		Future Value of Increment		9,446,149

Notes:

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

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

City of Lodi, Wisconsin

Tax Increment District #5

Cash Flow Projection

Year	Projected Revenues				Expenditures						Balances			Year	
	Tax Increments	PP Aid Payment	Intergov.	Total Revenues	Conservation and Development	Interest & Fiscal Charges	Top of Lodi-Town Homes MRO ²	Top of Lodi-RCAC ³	Top of Lodi-Apartments ⁴	Capital Outlay	Total Expenditures	Annual	Cumulative ¹		Principal Outstanding
2015				0	14,237						14,237	(14,237)	(14,237)		2015
2016				0	13,877	1,616				4,050	19,543	(19,543)	(33,780)		2016
2017	0		3,280	3,280	41,128	1,572					42,700	(39,420)	(73,200)		2017
2018	20,255		4,016	24,271	789	802					1,591	22,680	(50,520)		2018
2019	27,706		4,521	32,227	25,210	1,242					26,452	5,775	(44,745)		2019
2020	8,635		7,004	15,639	4,481	1,241					5,722	9,917	(34,828)		2020
2021	64,689		3,409	68,098	1,817	1,240					3,057	65,041	30,213		2021
2022	55,760		3,409	59,169	2,817	1,241					4,058	55,111	85,324		2022
2023	57,255		3,409	60,664	2,850	3,704					6,554	54,110	139,434		2023
2024	82,420	3,595	3,409	89,424	2,884	2,234					5,118	84,306	223,740		2024
2025	68,087	9,677	3,409	81,173	3,000	3,700					6,700	74,473	298,214		2025
2026	68,026	9,677	3,409	81,112	3,000	3,700				300,000	306,700	(225,588)	72,625		2026
2027	80,011	9,677	3,409	93,097	3,000	3,700					6,700	86,397	159,023	839,000	2027
2028	255,388	9,677	3,409	268,474	3,000	3,700	86,594	72,664			165,958	102,516	261,539	2,342,746	2028
2029	434,254	9,677	3,409	447,340	3,000	3,700	101,875	145,329	64,090		317,994	129,346	390,885	3,615,843	2029
2030	552,397	9,677	3,409	565,483	3,000	3,700	101,875	181,661	128,180		418,416	147,067	537,952	3,438,588	2030
2031	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	690,675	3,201,142	2031
2032	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	843,397	2,949,450	2032
2033	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	996,120	2,682,656	2033
2034	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	1,148,842	2,399,854	2034
2035	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	1,301,565	2,100,085	2035
2036	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	1,454,287	1,782,329	2036
2037	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	1,607,010	1,445,508	2037
2038	590,097	9,677	3,409	603,183	3,000	3,700	101,875	181,661	160,225		450,461	152,722	1,759,732	1,088,478	2038
2039	590,097	9,677	3,409	603,183	3,000	3,700	100,486	181,661	160,225		449,071	154,112	1,913,844	711,415	2039
2040	590,097	9,677	3,409	603,183	3,000	3,700	0	181,661	160,225		348,585	254,598	2,168,442	412,215	2040
2041	590,097	9,677	3,409	603,183	3,000	3,700	0	149,048	160,225		315,972	287,211	2,455,653	127,675	2041
2042	590,097	9,677	3,409	603,183	3,000	3,700	0	0	135,336		142,036	461,148	2,916,801	0	2042
2043	590,097	9,677	3,409	603,183	3,000	3,700	0	0	0		6,700	596,483	3,513,284	0	2043
Total	9,446,149	187,458	97,228	9,730,835	167,090	85,192	1,205,833	2,365,308	2,090,078	304,050	6,217,551				Total

Notes:

- Cumulative balance ties to audited statements.
- Top of Lodi Town Home MRO is based on principal of \$839,000 plus 6% interest.
- Top of Lodi RCAC is based on principal of \$1,540,000 plus 6% interest.
- Top of Lodi Apartments is based on principal of \$1,360,000 plus 6% interest.

Projected closure IF City agrees to pay each separate MRO off early with TID fund balance

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 1 – Municipality and TID					
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Co-muni code	Municipality	County	Due date	Report type	
11246	LODI	COLUMBIA	07/01/2025	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
005	3	NA	06/02/2015	06/02/2042	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$139,434

Section 3 – Revenue	Amount
Tax increment	\$82,420
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$7,004
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)	\$89,424

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	\$2,733
Interest and fiscal charges	\$2,234
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 NA	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$5,117

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$223,741
Future costs	\$127,300
Future revenue	\$1,738,616
Surplus or deficit	\$1,835,057

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)
003	\$0	\$0	\$0	\$0
004	\$11,100	\$0	-\$300	\$10,800
005	\$173,900	\$0	-\$100	\$173,800
Total	\$185,000	\$0	-\$400	\$184,600

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
003	\$0	\$412,078,600	0.00	\$1,757,257	\$0
004	\$10,800	\$412,078,600	0.00	\$1,757,257	\$0
005	\$173,800	\$412,078,600	0.04	\$1,757,257	\$703
Total	\$184,600	\$412,078,600	0.04	\$1,757,257	\$703

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$703	\$0.00703

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
2023	003	\$0	\$357,329,600	0.00	\$1,724,644	\$0
2023	004	\$443,000	\$357,329,600	0.12	\$1,724,644	\$2,070
2023	005	\$66,400	\$357,329,600	0.02	\$1,724,644	\$345
2023	Total	\$509,400	\$357,329,600	0.14	\$1,724,644	\$2,415

Form PE-300	TID Annual Report	2024 WI Dept of Revenue
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Section 7 – Contact Information	
Contact name Sandra Bloechl	Contact title Treasurer
Contact email sbloechl@cityoflodi.us	Contact phone (608) 592-0714