November 19, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Clintonville, WI

Tax Incremental District No. 8

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 Clintonville, 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 Increment District No. 8 ("District") was created on February 13, 2018 as a Mixed-Use District.

The District was Amended January 18, 2022 to add territory to the District as permitted under Wis. Stat. §66.1105(4)(h)2 and amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. ("Project"). This was the first of four permitted territory amendments available to the District.

The TID has an expenditure period that ends on February 13, 2034 and a mandatory termination date of February 13, 2039.

Background Data:

Base Value	$781,200
Incremental Value (as of January 1, 2026)	$16,163,700
Year End Fund Balance (2025)	$150,568
Projected Closure (based on current cash flow*)	2027
Original Projected Closure**	2028

* 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.

**Reflects the projected closure date at the time of TID creation, or most recent Project Plan amendment.

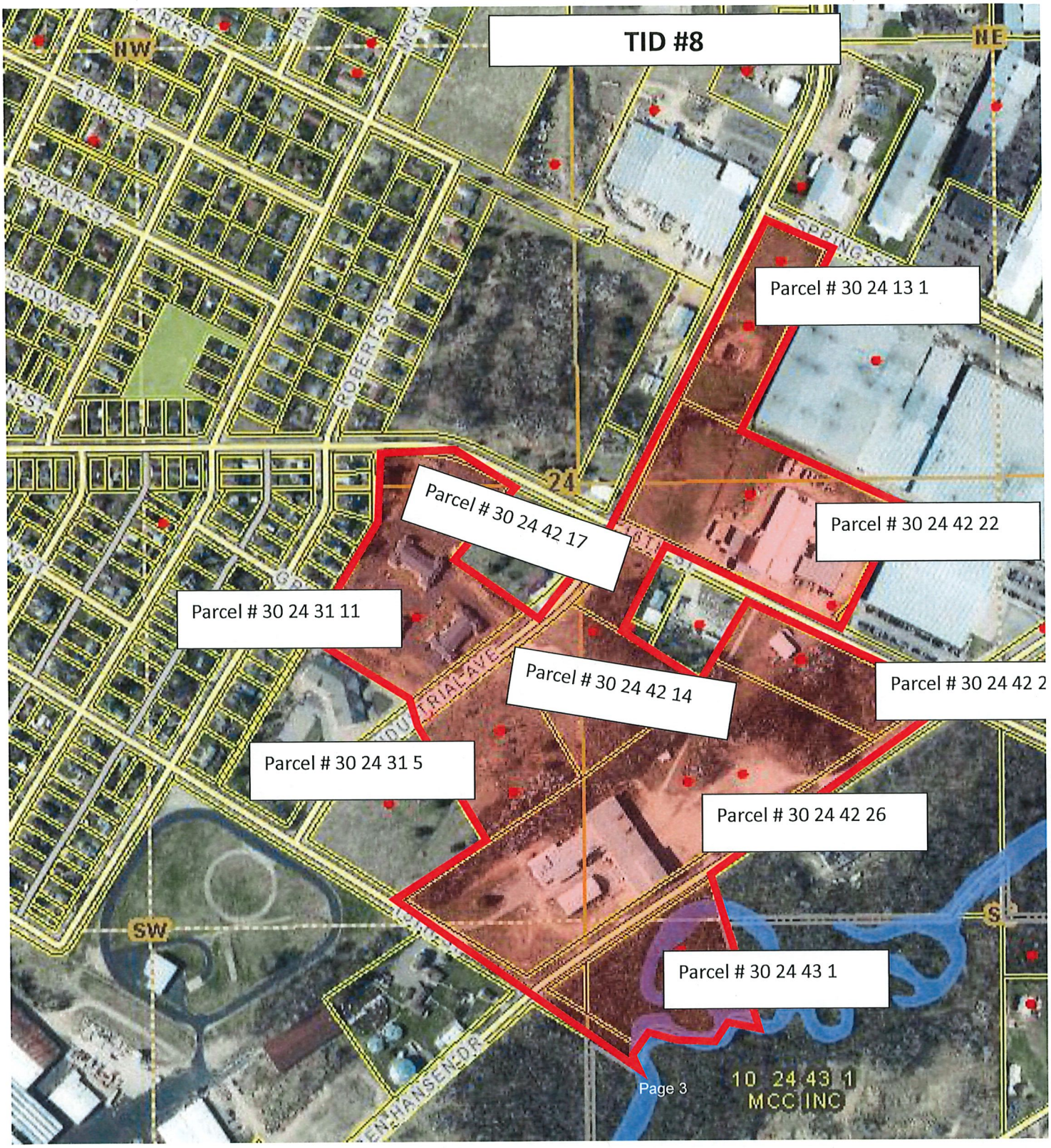
Notes:

None.

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 #8
Parcel # 30 24 13 1
Parcel # 30 24 42 17
Parcel # 30 24 42 22
Parcel # 30 24 31 11
Parcel # 30 24 42 14
Parcel # 30 24 42 2
Parcel # 30 24 31 5
Parcel # 30 24 42 26
Parcel # 30 24 43 1
NW
NE
SW
S
S PARK ST
SHOW ST
ROBERT ST
SPRING ST
INDUSTRIAL AVE
10 24 43 1
MCC INC

City of Clintonville, Wisconsin

Tax Increment District #8

Tax Increment Projection Worksheet

Type of District	Mixed Use	
District Creation Date	February 3, 2018	
Valuation Date	Jan 1,	2018
Max Life (Years)	20	
Expenditure Period/Termination	15	2/3/2033
Revenue Periods/Final Year	20	2039
Extension Eligibility/Years	Yes	3
Eligible Recipient District	No	

Base Value	781,200
Appreciation Factor	0.00%
Base Tax Rate	$28.83
Rate Adjustment Factor	-1.00%

	Construction Year	Value Added[1]	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate[2]	Tax Increment
1	**2018**	**1,283,500**	**2019**		**1,283,500**	**2020**	**$28.83**	**37,000**
2	**2019**	**2,052,900**	**2020**		**3,336,400**	**2021**	**$28.40**	**94,767**
3	**2020**	**309,400**	**2021**		**3,645,800**	**2022**	**$27.50**	**100,272**
4	**2021**	**350,800**	**2022**		**3,996,600**	**2023**	**$27.10**	**108,327**
5	**2022**	**802,900**	**2023**		**4,799,500**	**2024**	**$24.78**	**118,943**
6	**2023**	**3,213,000**	**2024**		**8,012,500**	**2025**	**$24.17**	**193,645**
7	**2024**	**(416,600)**	**2025**		**7,595,900**	**2026**	**$24.61**	**186,900**
8	**2025**	**8,567,800**	**2026**		**16,163,700**	2027	$24.36	**393,737**
9	2026	(3,937,000)	2027	0	12,226,700	2028	$24.12	**294,856**
10	2027	10,750,000	2028	0	22,976,700	2029	$23.87	**548,560**
11	2028	0	2029	0	22,976,700	2030	$23.64	**543,074**
12	2029	0	2030	0	22,976,700	2031	$23.40	**537,643**
13	2030	0	2031	0	22,976,700	2032	$23.17	**532,267**
14	2031	0	2032	0	22,976,700	2033	$22.93	**526,944**
15	2032	0	2033	0	22,976,700	2034	$22.70	**521,675**
16	2033	0	2034	0	22,976,700	2035	$22.48	**516,458**
17	2034	0	2035	0	22,976,700	2036	$22.25	**511,294**
18	2035	0	2036	0	22,976,700	2037	$22.03	**506,181**
19	2036	0	2037	0	22,976,700	2038	$21.81	**501,119**
20	2037	0	2038	0	22,976,700	2039	$21.59	**496,108**
	Totals	**22,976,700**		**0**			**Future Value of Increment**	**7,269,770**

Notes:

1) Accounts for the removal of the $3,937,000 prior year correction for January 1, 2027 values. Assumes the new 86,000 sq.ft. Creative Converting facility is assessed at $125/sq.ft.

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

TID #8 Portion) s 2021A 02/25/21 late	Interest	Premier Clintonville LLC MRO 65% of Assessed Value[3] Dated Date: 03/20/18 Payment[4]	Creative Converting MRO[4]	Premier Clintonville II LLC MRO 65% of Assessed Value ($2.0M) Dated Date: 06/08/22 Payment	16th St. Reconstruction & sidewalk	Reconstruction of Grant Street	1/2 Mile Projects[5]	COI	Admin.	Total Expenditures	Annual	Cumulative	Principal/ Incentive Outstanding	Year
									37,209	37,209	(37,209)	(37,209)	440,452	2018
									14,200	14,200	(14,200)	(51,409)	440,452	2019
									20,986	20,986	16,014	(2,099)	440,452	2020
		56,492			66,464	34,677		2,966	15,589	176,188	23,579	21,480	488,960	2021
1.00%	1,795	0	5,060						27,724	39,579	60,693	82,173	806,960	2022
1.00%	1,125	112,984	30,000						16,225	165,334	(57,007)	25,166	658,976	2023
1.00%	1,025	56,492	5,000						15,682	93,199	25,744	50,910	582,484	2024
1.00%	875	56,492							21,620	93,987	99,658	150,568	510,992	2025
1.00%	725	56,492		39,981			26,830		21,620	133,818	53,083	203,651	399,519	2026
2.00%	500	56,492		39,581					21,620	133,193	260,545	464,195	288,446	2027
1.00%	175	45,008		39,185						119,368	175,489	639,684	169,254	2028
				38,793						38,793	509,767	1,149,451	130,460	2029
				38,405						38,405	504,669	1,654,119	92,055	2030
				38,021						38,021	499,622	2,153,742	54,034	2031
				37,641						37,641	494,626	2,648,368	16,393	2032
				16,393						16,393	510,551	3,158,919	0	2033
										0	521,675	3,680,594		2034
										0	516,458	4,197,052		2035
										0	511,294	4,708,345		2036
										0	506,181	5,214,526		2037
										0	501,119	5,715,645		2038
										0	496,108	6,211,752		2039
	6,220	440,452	40,060	288,000	66,464	34,677	26,830	2,966	212,475	1,196,314				Total

Expenditures[2] | Balances

ɜments. 2025 is estimated based on the calculated TIF collections.
tatements, 2025 is per the PE-300.
ction 6.01(b) of Developer Agreement maximum contribution is 76.4675% of $576,000 or $440,452.
y officials on November 30, 2023.
ˈmwater improvements.

Legend:
Projected TID Closure
CALLABLE MATURITIES
End of Expenditure Period
End of TID Life

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
68211	CLINTONVILLE		WAUPACA	07/01/2026	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
008	6	TID 8	02/13/2018	02/13/2039	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	$17,553

Section 3 – Revenue	Amount
Tax increment	$179,029
Investment income	
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	
Total Revenue (deposits)	$179,029

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

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	$16,670
Professional services	$4,000
Interest and fiscal charges	$1,675
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$15,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Premier Real Estate	$56,492
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$93,987**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$102,595**
Future costs	**$463,397**
Future revenue	**$1,321,178**
Surplus or deficit	**$960,376**

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)
008	$0	$0	$-4,500	$-4,500
009	$0	$0	$-500	$-500
Total	**$0**	**$0**	**$-5,000**	**$-5,000**

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
008	$-4,500	$345,394,000	0.00	$2,290,686	$0
009	$-500	$345,394,000	0.00	$2,290,686	$0
Total	**$-5,000**	**$345,394,000**	**0.00**	**$2,290,686**	**$0**

Current Year Actual TID NNC Impact to Municipal Levy

Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$0	$0

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	008	$2,482,100	$314,759,600	0.79	$2,270,749	$17,939
2024	009	$245,900	$314,759,600	0.08	$2,270,749	$1,817
2024	**Total**	**$2,728,000**	**$314,759,600**	**0.87**	**$2,270,749**	**$19,756**
2023	008	$0	$277,648,700	0.00	$2,264,725	$0
2023	009	$325,900	$277,648,700	0.12	$2,264,725	$2,718
2023	**Total**	**$325,900**	**$277,648,700**	**0.12**	**$2,264,725**	**$2,718**

November 19, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Clintonville, WI

Tax Incremental District No. 9

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 Clintonville, 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 Increment District No. 9 ("District") was created on September 11, 2018 as an Industrial (after 10/1/2004) District. To date no amendments have been sought or granted.

The TID has an expenditure period that ends on September 11, 2033 and a mandatory termination date of September 11, 2038.

Background Data:

Base Value	$4,630,300
Incremental Value (as of January 1, 2026)	$2,129,400
Year End Fund Balance (2025)	$484,132
Projected Closure (based on current cash flow*)	2033
Original Projected Closure**	2033

* 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.

**Reflects the projected closure date at the time of TID creation, or most recent Project Plan amendment.

Notes:

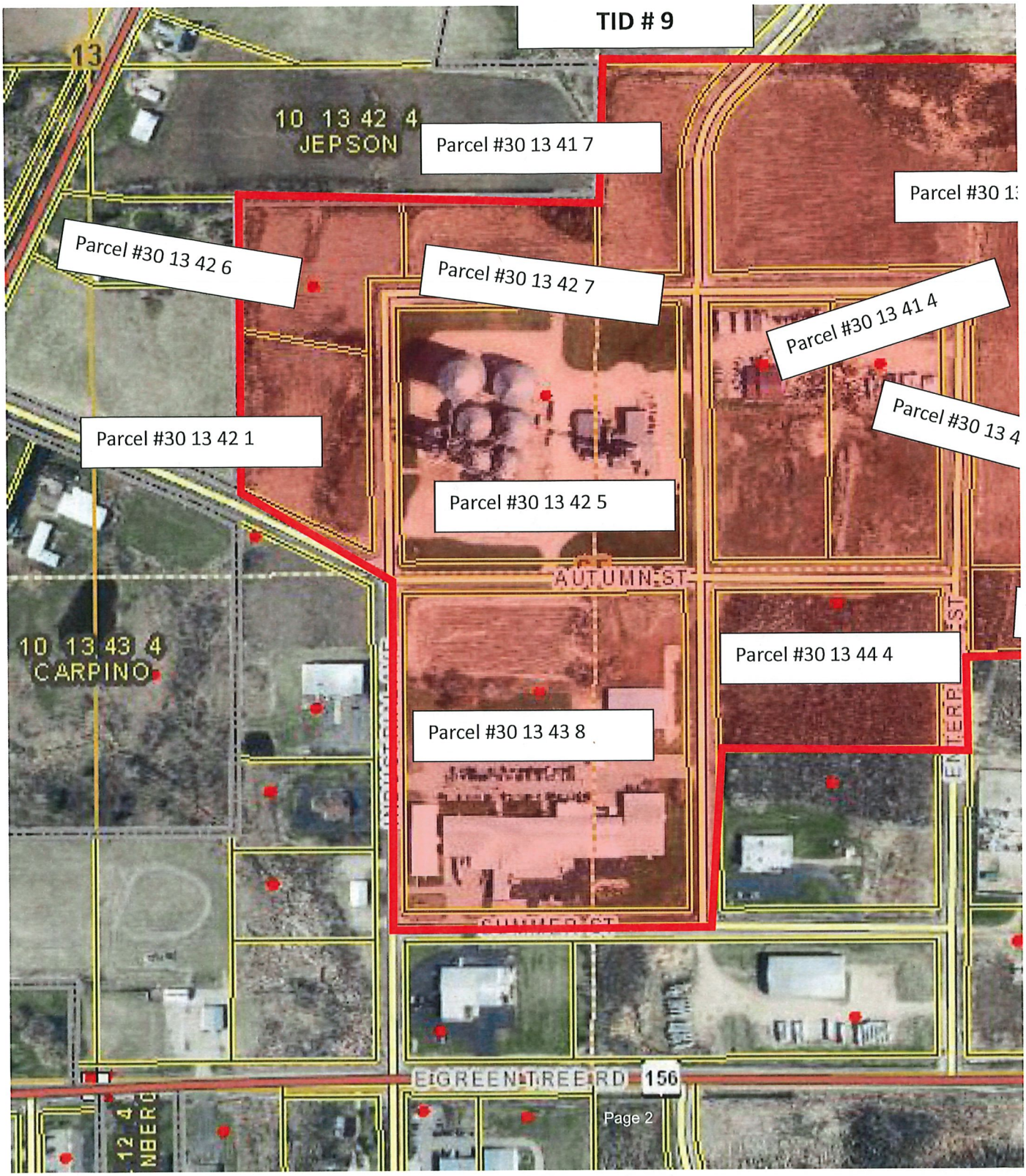
None.

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 # 9
13
10 13 42 4
JEPSON
Parcel #30 13 41 7
Parcel #30 1
Parcel #30 13 42 6
Parcel #30 13 42 7
Parcel #30 13 41 4
Parcel #30 13 4
Parcel #30 13 42 1
Parcel #30 13 42 5
AUTUMN ST
10 13 43 4
CARPINO
Parcel #30 13 44 4
Parcel #30 13 43 8
GREEN TREE RD
156
Page 2

City of Clintonville, Wisconsin

Tax Increment District # 9

Tax Increment Projection Worksheet

Type of District	Industrial	
District Creation Date	September 11, 2018	
Valuation Date	Jan 1,	2018
Max Life (Years)	20	
Expenditure Period/Termination	15	9/11/2033
Revenue Periods/Final Year	20	2039
Extension Eligibility/Years	Yes	3
Recipient District	No	

Base Value	4,630,300
Appreciation Factor	0.00%
Base Tax Rate	$28.83
Rate Adjustment Factor	-1.00%

	Construction Year	Value Added[1]	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate[2]	Tax Increment
1	**2018**	**1,161,500**	**2019**		**1,161,500**	**2020**	**$28.50**	**33,101**
2	**2019**	**994,000**	**2020**		**2,155,500**	**2021**	**$28.43**	**61,281**
3	**2020**	**274,300**	**2021**		**2,429,800**	**2022**	**$27.50**	**66,828**
4	**2021**	**283,700**	**2022**		**2,713,500**	**2023**	**$27.10**	**73,549**
5	**2022**	**882,300**	**2023**		**3,595,800**	**2024**	**$24.78**	**89,112**
6	**2023**	**793,500**	**2024**		**4,389,300**	**2025**	**$24.17**	**106,080**
7	**2024**	**744,800**	**2025**		**5,134,100**	**2026**	**$24.61**	**126,327**
8	**2025**	**(3,004,700)**	**2026**		**2,129,400**	2027	$24.36	**51,871**
9	2026	1,662,500	2027	0	3,791,900	2028	$24.12	**91,445**
10	2027	0	2028	0	3,791,900	2029	$23.87	**90,530**
11	2028	0	2029	0	3,791,900	2030	$23.64	**89,625**
12	2029	0	2030	0	3,791,900	2031	$23.40	**88,729**
13	2030	0	2031	0	3,791,900	2032	$23.17	**87,841**
14	2031	0	2032	0	3,791,900	2033	$22.93	**86,963**
15	2032	0	2033	0	3,791,900	2034	$22.70	**86,093**
16	2033	0	2034	0	3,791,900	2035	$22.48	**85,232**
17	2034	0	2035	0	3,791,900	2036	$22.25	**84,380**
18	2035	0	2036	0	3,791,900	2037	$22.03	**83,536**
19	2036	0	2037	0	3,791,900	2038	$21.81	**82,701**
20	2037	0	2038	0	3,791,900	2039	$21.59	**81,874**
	Totals	**3,791,900**		**0**			**Future Value of Increment**	**1,647,097**

Notes:

1) Accounts for the removal of the ($1,662,500) prior year correction for January 1, 2027 values.

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

nditures[2]							Balances			
omissory Notes, eries 2021A $115,000 1)	Interest	Industrial Ave (pulverizing and paving) 2022	Electric Utility Installation north of industrial park 2026	Other/COI	Admin.[4]	Total Expenditures	Annual	Cumulative	Principal/ Incentive/ Projects Outstanding	Year
				2,797	17,422	37,110	(37,110)	(37,110)	0	2018
					14,721	14,721	(14,721)	(51,831)	0	2019
					18,180	18,180	14,921	(70,207)	0	2020
0	0	70,358		3,249	15,380	142,344	33,937	(36,270)	178,522	2021
,000	2,023				11,594	18,617	48,211	11,940	173,522	2022
,000	1,250				14,921	49,127	24,422	36,362	140,566	2023
,000	1,050				15,652	58,180	430,932	467,294	489,088	2024
,000	775				28,195	89,243	16,837	484,132	452,610	2025
,000	525		450,000		28,195	549,073	(422,746)	61,385	401,132	2026
,000	200				28,195	92,525	(40,654)	20,731	355,000	2027
					28,195	74,945	16,500	37,231	325,000	2028
					28,195	73,445	17,085	54,316	295,000	2029
					28,195	71,945	17,680	71,996	265,000	2030
						42,250	46,479	118,475	235,000	2031
						40,750	47,091	165,566	205,000	2032
						39,250	47,713	213,279	175,000	2033
						37,750	48,343	261,622	145,000	2034
						36,250	48,982	310,605	115,000	2035
						34,750	49,630	360,235	85,000	2036
						33,250	50,286	410,521	55,000	2037
						31,750	50,951	461,472	25,000	2038
						25,500	56,374	517,845	0	2039
,000	5,823	70,358	450,000	6,046	277,039	1,610,954				Total

Legend:

Projected TID Closure

CALLABLE MATURITIES

End of Expenditure Period

End of TID Life

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
68211	CLINTONVILLE		WAUPACA	07/01/2026	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
009	5	TID 9	09/11/2018	09/11/2038	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	$574,411

Section 3 – Revenue	Amount
Tax increment	$88,214
Investment income	
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	
Total Revenue (deposits)	$88,214

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

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	$16,670
Professional services	$4,000
Interest and fiscal charges	$26,945
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$30,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name Specialized Products	$11,478
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$89,243**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$573,382**
Future costs	**$1,177,562**
Future revenue	**$2,990,436**
Surplus or deficit	**$2,386,256**

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)
008	$0	$0	$-4,500	$-4,500
009	$0	$0	$-500	$-500
Total	**$0**	**$0**	**$-5,000**	**$-5,000**

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
008	$-4,500	$345,394,000	0.00	$2,290,686	$0
009	$-500	$345,394,000	0.00	$2,290,686	$0
Total	**$-5,000**	**$345,394,000**	**0.00**	**$2,290,686**	**$0**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$0	$0

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	008	$2,482,100	$314,759,600	0.79	$2,270,749	$17,939
2024	009	$245,900	$314,759,600	0.08	$2,270,749	$1,817
2024	**Total**	**$2,728,000**	**$314,759,600**	**0.87**	**$2,270,749**	**$19,756**
2023	008	$0	$277,648,700	0.00	$2,264,725	$0
2023	009	$325,900	$277,648,700	0.12	$2,264,725	$2,718
2023	**Total**	**$325,900**	**$277,648,700**	**0.12**	**$2,264,725**	**$2,718**

JOINT REVIEW BOARD
RESOLUTION ACKNOWLEDGING FILING OF ANNUAL REPORTS AND COMPLIANCE WITH ANNUAL MEETING REQUIREMENT
CITY OF CLINTONVILLE

WHEREAS, Wis. Stat. § 66.1105(4m)(f) requires the Joint Review Board ("JRB") meet annually on July 1, or when an annual report under Wis. Stat. § 66.1105(6m)(c)(intro.) becomes available, to review the annual report and to review the performance and status of each district governed by the JRB; and

WHEREAS, the City has filed an annual report with the Wisconsin Department of Revenue for the following districts:

Tax Incremental District No. 8

Tax Incremental District No. 9; and

WHEREAS, copies of the annual reports have been provided to each overlying taxing jurisdiction; and

WHEREAS, the JRB met on November 19, 2026 to review the annual reports and the performance and status of each of the districts governed by the JRB.

NOW, THEREFORE, BE IT RESOLVED that the City has complied with its reporting requirements under Wis. Stat. § 66.1105(6m)(c)(intro.) and requirement to hold an annual JRB meeting under Wis. Stat. § 66.1105(4m)(f).

Passed and adopted this _____ day of _____, 2026.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

_____ _____

JRB Chairperson Signature Clerk Signature