

CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 36
Madison, Wisconsin

FINANCIAL STATEMENTS

Including Independent Auditors' Report

As of December 31, 2015 and From the
Date of Creation Through December 31, 2015

CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 36

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INDEPENDENT AUDITORS' REPORT

To the Common Council
City of Madison
Madison, Wisconsin

Report on the Financial Statements

We have audited the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues, and Net Cost to be Recovered Through Tax Increments and Historical Summary of Sources, Uses, and Status of funds of the City of Madison's Tax Incremental District No. 36 (the "District") as of December 31, 2015 and from the date of creation through December 31, 2015, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

To the Common Council
City of Madison

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of City of Madison's Tax Incremental District No. 36 and the net project cost to be recovered through tax increments as of December 31, 2015 and the sources, uses, and status of funds from the date of creation through December 31, 2015, in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the transactions of City of Madison's Tax Incremental District No. 36 and do not purport to, and do not, present fairly the financial position of the City of Madison, Wisconsin, as of December 31, 2015, and the changes in financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. Our opinion on the financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the City of Madison's Tax Incremental District No. 36's financial statements. The supplemental information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental information is fairly stated in all material respects, in relation to the financial statements as a whole.

To the Common Council
City of Madison

Report on Other Legal and Regulatory Requirements

We have also issued our report dated August 10, 2016 on our tests of its compliance with Wisconsin State Statutes Section 66.1105. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance.

Baker Tilly Virchow Krause, LLP

Madison, Wisconsin
August 10, 2016

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 36**

BALANCE SHEET
As of December 31, 2015

	Capital Projects Fund
ASSETS	
Cash and investments	\$ 1,774,774
Taxes receivable	<u>1,392,713</u>
TOTAL ASSETS	<u>\$ 3,167,487</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	
Liabilities	
Accounts payable	\$ <u>8,809</u>
Deferred Inflows of Resources	
Unearned revenue	<u>1,392,713</u>
Fund Balance	
Restricted	<u>1,765,965</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE	<u>\$ 3,167,487</u>

See accompanying notes to financial statements.

CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 36

HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES
AND NET COST TO BE RECOVERED THROUGH TAX INCREMENTS
From the Date of Creation Through December 31, 2015

PROJECT COSTS	
Capital expenditures	\$ 19,956,181
Debt issuance costs	63,178
Interest on advances	33,269
Interest on long-term debt	<u>1,156,017</u>
Total Project Costs	<u>21,208,645</u>
 PROJECT REVENUES	
Tax increments	5,301,320
Exempt computer aid	365,627
Grant revenue	679,125
Investment income	91,682
Sale of land	3,112,501
Long-term debt premium	36,664
Miscellaneous income	<u>110,583</u>
Total Project Revenues	<u>9,697,502</u>
 NET COST TO BE RECOVERED THROUGH TAX INCREMENTS – DECEMBER 31, 2015	
	<u>\$ 11,511,143</u>
 RECONCILIATION OF RECOVERABLE COSTS	
G.O. debt payable	\$ 13,277,108
Less: Fund balance	<u>(1,765,965)</u>
 NET COST TO BE RECOVERED THROUGH TAX INCREMENTS - DECEMBER 31, 2015	
	<u>\$ 11,511,143</u>

See accompanying notes to financial statements.

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 36**

NOTES TO FINANCIAL STATEMENTS
As of December 31, 2015 and From the Date of Creation Through December 31, 2015

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the City of Madison's Tax Incremental District No. 36 (the "District") conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The City of Madison has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of Tax Incremental District No. 36. The accompanying financial statements reflect all the significant operations of the City of Madison's Tax Incremental District No. 36. The accompanying financial statements do not include the full presentation of the City of Madison.

A. DESCRIPTION OF FUND STRUCTURE AND LONG-TERM DEBT

This report contains the financial information of the City of Madison's Tax Incremental District No. 36. The summary statements were prepared from data recorded in the following city funds and long-term debt:

General Fund
Capital Projects Fund

Detailed descriptions of the purpose of these funds and long-term debt can be found in the City of Madison's basic financial statements.

The data was consolidated for purposes of this report. Therefore, the amounts shown in the accompanying statements will not directly correlate with amounts shown in the basic financial statements.

The District was created under the provisions of Wisconsin Statute Section 66.1105. The purpose of that section is to allow a municipality to recover development and improvement costs in a designated area from the property taxes generated on the increased value of the property after the creation date of the District. The tax on the increased value is called a tax increment.

The statutes allow the municipality to collect tax increments until the net project cost has been fully recovered, or until 27 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the city. Project costs may be incurred up to five years before the unextended termination date of the District.

	Creation Date	Last Date to Incur Project Costs	Last Year to Collect Increment
TID No. 36	January 1, 2005	September 6, 2027	2033
	Adoption Date	Last Date to Incur Project Cost	Last Year to Collect Increment
Amendment	May 1, 2012	September 6, 2027	2033

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 36**

NOTES TO FINANCIAL STATEMENTS
As of December 31, 2015 and From the Date of Creation Through December 31, 2015

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

B. BASIS OF ACCOUNTING

The modified accrual basis of accounting was followed in the preparation of these statements. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Project costs, other than interest on long-term debt, are recorded when the related fund liability is incurred.

District increments are recorded as revenues in the year due. Intergovernmental aids and grants are recognized as revenues in the period the related expenditures are incurred, if applicable, or when the District is entitled to the aids.

Other general revenues are recognized when received in cash or when measurable and available under the criteria described above.

C. USE OF ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

D. MEASUREMENT FOCUS

The measurement focus of all governmental funds is the funds flow concept. Under the funds flow concept, sources and uses of financial resources, including capital outlays, debt proceeds and debt retirements are reflected in operations. Resources not available to finance expenditures and commitments of the current period are recognized as unavailable or unearned revenue or as nonspendable fund equity. Liabilities for claims, judgments, compensated absences and pension contributions which will not be currently liquidated using expendable available financial resources are shown in the long-term debt footnote disclosure. The related expenditures are recognized when the liabilities are liquidated.

E. PROJECT PLAN BUDGET

The estimated revenues and expenditures of the District are adopted in the project plan. Those estimates are for the entire life of the District, and may not be comparable to interim results presented in this report.

F. LONG-TERM DEBT

Short-term liabilities are recorded as fund liabilities. All other long-term liabilities are shown in the long-term debt footnote disclosure.

Proceeds of long-term debt issues not recorded as fund liabilities are reflected as "Sources of Funds" in the operating statement of the recipient fund. Retirement of these issues is reported as an expenditure in the year in which the debt matures or is repaid, whichever is earlier.

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 36**

NOTES TO FINANCIAL STATEMENTS
As of December 31, 2015 and From the Date of Creation Through December 31, 2015

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

G. CLAIMS AND JUDGMENTS

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are disclosed in the long-term debt footnote when the related liabilities are incurred.

NOTE 2 – CASH AND TEMPORARY INVESTMENTS

The District invests its funds in accordance with the provisions of the Wisconsin Statutes 66.0603(1m) and 67.11(2).

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on quoted market prices. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income.

The District, as a fund of the city, maintains separate and common cash and investment accounts at the same financial institutions utilized by the city. Federal depository insurance and the State of Wisconsin Guarantee fund insurance apply to the City of Madison as an individual municipality and, accordingly, the amount of insured funds is not determinable for the District.

NOTE 3 – LONG-TERM DEBT

A. GENERAL OBLIGATION DEBT

All general obligation notes payable are backed by the full faith and credit of the city. Notes and bonds borrowed to finance District expenditures will be retired by tax increments accumulated by the TIF capital projects fund. If those revenues are not sufficient, payments will be made by future tax levies.

Title of Issue	Date of Issue	Due Date	Interest Rates	Original Indebtedness	Repaid	Balance 12-31-15
G.O. Promissory Notes	10-19-10	10-01-20	3.00-4.00%	\$ 1,423,000	\$ 713,840	\$ 709,160
G.O. Promissory Notes	10-01-11	10-01-21	3.00-5.00%	2,645,000	1,058,118	1,586,882
G.O. Promissory Notes	10-01-11	10-01-21	0.45-2.70%	2,492,460	998,503	1,493,957
G.O. Promissory Notes	10-01-12	10-01-22	0.40-2.125%	5,122,440	1,537,987	3,584,453
G.O. Promissory Bonds	10-01-13	10-01-23	1.50-4.00%	1,060,000	212,130	847,870
G.O. Promissory Bonds	10-01-14	10-01-24	2.00-5.00%	1,200,000	120,105	1,079,895
G.O. Promissory Bonds	10-01-14	10-01-24	2.00-3.05%	4,417,000	442,109	3,974,891
Totals				<u>\$ 18,359,900</u>	<u>\$ 5,082,792</u>	<u>\$ 13,277,108</u>

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 36**

NOTES TO FINANCIAL STATEMENTS
As of December 31, 2015 and From the Date of Creation Through December 31, 2015

NOTE 3 – LONG-TERM DEBT (cont.)

A. GENERAL OBLIGATION DEBT (cont.)

Aggregate maturities of all long-term debt relating to the District are as follows:

Calendar Year	Principal	Interest	Totals
2016	\$ 1,837,699	\$ 359,398	\$ 2,197,097
2017	1,836,436	314,915	2,151,351
2018	1,835,487	268,016	2,103,503
2019	1,835,487	218,885	2,054,372
2020	1,835,487	168,584	2,004,071
2021	1,691,797	117,717	1,809,514
2022	1,178,640	69,142	1,247,782
2023	668,070	37,538	705,608
2024	558,005	16,959	574,964
Totals	<u>\$ 13,277,108</u>	<u>\$ 1,571,154</u>	<u>\$ 14,848,262</u>

NOTE 4 – ADVANCES FROM CITY GENERAL FUND

The general fund advances funds to the District when the District is in a negative cash position. The general fund charges the District interest on the advance based on the outstanding advance balance at the end of the year at a rate based on the cost of funds to the city. There was no advance outstanding as of December 31, 2015.

NOTE 5 – GUARANTEED REVENUE

The City of Madison has entered into a development agreement with The Constellation Project, LLC. The agreement guarantees that The Constellation Project, LLC shall pay the difference between the guaranteed tax increment and the tax increment actually levied. The guarantee obligation shall terminate when the city has collected from the tax increment generated from the District or been paid under this agreement the full amount of the project costs of not less than \$3,432,000. The city has entered into similar agreement with Gebhardt Galaxie, LLC in the amount of \$5,850,000.

NOTE 6 – SUBSEQUENT EVENTS

In March 2016, the city council authorized the city to enter into two loan agreements in the total amount of \$3,450,000 to assist with a housing/retail development at a former Madison Dairy property.

In June 2016, a second amendment to the District's project plan was approved by the city council.

S U P P L E M E N T A L I N F O R M A T I O N

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 36**

DETAILED SCHEDULE OF SOURCES, USES, AND STATUS OF FUNDS
From the Date of Creation Through December 31, 2015

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Totals	Project Plan Estimate
SOURCES OF FUNDS													
Tax increments	\$ -	\$ -	\$ 164,795	\$ 319,347	\$ 411,150	\$ 486,392	\$ 461,843	\$ 454,261	\$ 517,762	\$ 815,939	\$ 1,669,831	\$ 5,301,320	\$ 30,577,000
Exempt computer aid	-	-	16,191	19,057	19,284	25,698	25,791	26,132	78,242	74,933	80,299	365,627	-
Grant revenue	-	-	-	-	-	-	-	50,311	628,814	-	-	679,125	-
Investment income	527	-	-	2,052	8,888	9,862	6,091	10,533	19,565	14,810	19,354	91,682	-
Sale of Land	-	-	-	-	-	-	-	-	-	3,112,501	-	3,112,501	-
Miscellaneous income	39,077	250	-	-	-	-	-	17,161	7,387	19,886	26,822	110,583	-
Long-term debt premium	-	-	-	-	-	-	-	-	-	36,664	-	36,664	-
Long-term debt issued	-	-	-	-	-	1,423,000	3,867,460	6,392,440	1,060,000	5,617,000	-	18,359,900	20,222,000
Total Sources of Funds	39,604	250	180,986	340,456	439,322	1,944,952	4,361,185	6,950,838	2,311,770	9,691,733	1,796,306	28,057,402	50,799,000
USES OF FUNDS													
Capital expenditures	149,918	88,781	27,724	108,578	216,684	358,500	4,560,204	3,903,651	2,995,453	5,643,761	1,902,927	19,956,181	20,222,000
Debt issuance costs	-	-	-	-	-	-	-	32,866	-	30,312	-	63,178	-
Interest on advances	-	6,867	6,272	-	-	-	13,222	5,541	-	1,367	-	33,269	-
Principal on long-term debt	-	-	-	-	-	-	142,768	657,071	1,169,537	1,275,601	1,837,815	5,082,792	20,222,000
Interest on long-term debt	-	-	-	-	-	-	27,259	183,895	263,304	281,384	400,175	1,156,017	5,561,000
Total Uses of Funds	149,918	95,648	33,996	108,578	216,684	358,500	4,743,453	4,783,024	4,428,294	7,232,425	4,140,917	26,291,437	46,005,000
FUND BALANCE – DECEMBER 31, 2015												\$ 1,765,965	

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 36**

DETAILED SCHEDULE OF CAPITAL EXPENDITURES
From the Date of Creation Through December 31, 2015

	Actual	Project Plan Estimate
Capital Expenditures		
Breese Stevens Field	\$ 1,161,114	\$ 485,000
Park improvements (Reynolds Field)	-	130,000
Park improvements (Central Park)	1,264,821	-
Street reconstruction (N. Livingston Street)	1,186,109	1,283,000
Streetscape improvements	23,312	500,000
Storm sewer (Blount Street)	-	728,000
Sanitary sewer improvements (Yahara River)	-	512,000
Bike path	-	560,000
Economic development loans	9,282,000	11,500,000
Organizational costs	978,512	524,000
Land acquisition	4,126,512	4,000,000
Property holding costs	1,933,801	-
 TOTAL CAPITAL EXPENDITURES	 \$ 19,956,181	 \$ 20,222,000

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

To the Common Council
City of Madison
Madison, Wisconsin

We have audited the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost to be Recovered Through Tax Increments and the related Historical Summary of Sources, Uses and Status of Funds of the City of Madison, Wisconsin's Tax Incremental District No. 36 (the "District") as of December 31, 2015 and from the date the District was created through December 31, 2015 and have issued our report thereon dated August 10, 2016. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe that the District failed to comply with Wisconsin State Statutes Section 66.1105, insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the District's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the common council, management, and the overlapping taxing districts and is not intended to be, and should not be, used by anyone other than the specified parties.

Baker Tilly Virchow Krause, LLP

Madison, Wisconsin
August 10, 2016