

**City of Madison  
Tax Incremental District No. 46**

Financial Statements and  
Supplementary Information

December 31, 2020

# City of Madison Tax Incremental District No. 46

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December 31, 2020

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## Independent Auditors' Report

To the Common Council of  
City of Madison

### **Report on the Financial Statements**

We have audited the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues, and Net Cost Recovered Through Tax Increments and Historical Summary of Sources, Uses, and Status of funds of the City of Madison's Tax Incremental District No. 46 (the District) as of December 31, 2020 and from the date of creation through December 31, 2020, 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.

### ***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. 46 and the net project costs recovered through tax increments as of December 31, 2020 and the sources, uses, and status of funds from the date of creation through December 31, 2020, 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. 46 and do not purport to, and do not, present fairly the financial position of the City of Madison, Wisconsin, as of December 31, 2020, 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. 46's financial statements. The supplementary 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 supplementary information is fairly stated in all material respects, in relation to the financial statements as a whole.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated July 27, 2021, 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 US, LLP*

Madison, Wisconsin  
July 27, 2021

# City of Madison Tax Incremental District No. 46

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Balance Sheet  
December 31, 2020

	<b>Capital Projects Fund</b>
<b>Assets</b>	
Cash and investments	\$ 4,496,100
Taxes receivable	5,596,200
Prepaid items	<u>48</u>
 Total assets	 <u>\$ 10,092,348</u>
 <b>Liabilities, Deferred Inflows of Resources and Fund Balance</b>	
<b>Liabilities</b>	
Accrued liabilities	\$ <u>1,055</u>
 <b>Deferred Inflows of Resources</b>	
Unearned revenue	<u>5,596,200</u>
 <b>Fund Balance</b>	
Restricted	<u>4,495,093</u>
 Total liabilities, deferred inflows of resources and fund balance	 <u>\$ 10,092,348</u>

## City of Madison Tax Incremental District No. 46

Historical Summary of Project Costs, Project Revenues and

Net Cost to be Recovered Through Tax Increments

Date of Creation Through December 31, 2020

### Project Costs

Administration	\$ 165,746
Professional services	14,380
Developer payments	9,076,000
Interest on advances	18
Debt issuance costs	39,622
Interest on long-term debt	<u>579,647</u>

Total project costs 9,875,413

### Project Revenues

Tax increments	5,152,006
Exempt computer aid	1,075,707
Personal property aid	363,524
Miscellaneous	68,000
Investment income	<u>135,490</u>

Total project revenues 6,794,727

Net cost to be recovered through  
tax increments, December 31, 2020 \$ 3,080,686

### Reconciliation of Recoverable Costs

G.O. debt payable	\$ 7,575,779
Less fund balance	<u>(4,495,093)</u>

Net cost to be recovered through  
tax increments, December 31, 2020 \$ 3,080,686

## City of Madison Tax Incremental District No. 46

Historical Summary of Sources, Uses and Status of Funds

Date of Creation Through December 31, 2020

### Sources of Funds

Tax increments	\$ 5,152,006
Exempt computer aid	1,075,707
Personal property aid	363,524
Miscellaneous	68,000
Investment income	135,490
Long-term debt issued	<u>9,788,067</u>
Total sources of funds	<u>16,582,794</u>

### Uses of Funds

Administration	165,746
Professional services	14,380
Developer payments	9,076,000
Interest on advances	18
Debt issuance costs	39,622
Principal on long-term debt	2,212,288
Interest on long-term debt	<u>579,647</u>
Total uses of funds	<u>12,087,701</u>
Fund balance, December 31, 2020	<u>\$ 4,495,093</u>

# City of Madison Tax Incremental District No. 46

Notes to Financial Statements

December 31, 2020

## 1. Summary of Significant Accounting Policies

The accounting policies of the City of Madison's Tax Incremental District No. 46 (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. 46. The accompanying financial statements reflect all the significant operations of the City of Madison's Tax Incremental District No. 46. The accompanying financial statements do not include the full presentation of the City of Madison.

### Description of Fund Structure and Long-Term Debt

This report contains the financial information of the City of Madison's Tax Incremental District No. 46. The summary statements were prepared from data recorded in the following City of Madison fund and the City of Madison's long-term debt:

#### Capital Projects Fund

Detailed descriptions of the purpose of this fund 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 20 years after the creation date, whichever occurs first. Project costs uncollected at the dissolution date are absorbed by the City of Madison. Project costs may be incurred up to five years before the unextended termination date of the District.

### Original Project Plan

	<u>Creation Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
TID No. 46	January 1, 2015	September 1, 2030	2036

### Plan Amendment

	<u>Adoption Date</u>	<u>Last Date to Incur Project Costs</u>
TID No. 46	September 19, 2017	September 1, 2030
TID No. 46	October 30, 2018	September 1, 2030



# City of Madison Tax Incremental District No. 46

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Notes to Financial Statements  
December 31, 2020

## **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.

## **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.

## **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 unspendable 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.

## **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.

## **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.

## **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.

## City of Madison Tax Incremental District No. 46

Notes to Financial Statements

December 31, 2020

### 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 of Madison, maintains separate and common cash and investment accounts at the same financial institutions utilized by the City of Madison. 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.

### 3. Long-Term Debt

#### General Obligation Debt

All general obligation notes payable are backed by the full faith and credit of the City of Madison. Notes borrowed to finance District expenditures will be retired by tax increments accumulated by the District's 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 Rate	Original Indebtedness	Repaid	Balance 12-31-20
G.O. Promissory Notes	10-19-17	10-01-27	2.00-4.00 %	\$ 2,523,776	\$ 757,133	\$ 1,766,643
G.O. Promissory Bonds	10-01-18	11-01-28	2.80-3.50	7,264,291	1,455,155	5,809,136
Total				<u>\$ 9,788,067</u>	<u>\$ 2,212,288</u>	<u>\$ 7,575,779</u>

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

Calendar Year	Principal	Interest	Total
2021	\$ 978,520	\$ 232,365	\$ 1,210,885
2022	978,520	204,792	1,183,312
2023	978,520	176,493	1,155,013
2024	978,520	147,830	1,126,350
2025	978,520	118,425	1,096,945
2026	978,519	88,280	1,066,799
2027	978,519	57,155	1,035,674
2028	726,141	25,415	751,556
Total	<u>\$ 7,575,779</u>	<u>\$ 1,050,755</u>	<u>\$ 8,626,534</u>

## City of Madison Tax Incremental District No. 46

Notes to Financial Statements

December 31, 2020

### 4. Advances from City Capital Project Fund

The capital projects fund advances funds to the District when the District is in a negative cash position. The 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 of Madison. There was no advance outstanding as of December 31, 2020.

### 5. Guaranteed Revenue

The City of Madison has entered into a development agreement with Epicentre Technologies Inc, GenCap Financial 2017 Inc., and GCDR Research LLC. The agreement guarantees that the companies previously listed shall pay the difference between the guaranteed tax increment and the tax increment actually levied. The guarantee obligation shall terminate when the City of Madison has collected from the tax increment generated from the District or has been paid under this agreement the full amount of project costs of not less than \$1,890,000. The City of Madison has entered into a similar agreement with University Research Park Inc. and CG Growth LLC in the amount of \$2,600,000 and \$4,586,000 respectively.

### 6. Tax Abatements

Tax abatements are a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

The City of Madison, through its Tax Incremental Districts (TIDs) has entered into tax abatement agreements with developers in the form of tax incremental financing incentives to stimulate economic development. The abatements are authorized through the TID project plans. The City of Madison disburses loans to developers. The developer guarantees a certain amount of increment each year. The developers pay property taxes as they become due, and if they generate the guaranteed increment, an equal amount of loan balance is forgiven. It is anticipated that these loans will be forgiven and therefore an allowance of \$8,923,000 has been established for the entire amount of outstanding loans. Details of loans disbursed and loans forgiven are as follows:

<u>Developer Name</u>	<u>Loans Disbursed as of 12/31/2019</u>	<u>Loans Forgiven as of 12/31/2019</u>	<u>Loans Disbursed During 2020</u>	<u>Loans Forgiven During 2020</u>	<u>Balance Remaining as of 12/31/20</u>
Epicentre Technologies, Inc., GenCap Financial 2017 Inc., and GCDR Research LLC	\$ 1,890,000	\$ 1,000	\$ -	\$ 150,000	\$ 1,739,000
University Research Park Inc.	2,600,000	-	-	1,000	2,599,000
CG Growth LLC	4,586,000	-	-	1,000	4,585,000
Total	<u>\$ 9,076,000</u>	<u>\$ 1,000</u>	<u>\$ -</u>	<u>\$ 152,000</u>	<u>\$ 8,923,000</u>

## **City of Madison Tax Incremental District No. 46**

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Notes to Financial Statements

December 31, 2020

### **7. Subsequent Event**

In March 2021, the City of Madison amended the District's project plan. As part of this amendment, the District entered into a developer agreement with University Park Acquisitions LLC (the Developer), to authorize \$2,556,000 in loans. These loans will be used to construct 81 units of senior affordable housing, 68 units of affordable housing, and 156 units of market rate housing. The District will provide aggregate tax increment financing assistance to the Developer, which the Developer shall then lend to affiliated entities to partially finance development of the property.

**City of Madison Tax Incremental District No. 46**

Detailed Schedule of Sources, Uses and Status of Funds

Date of Creation Through December 31, 2020

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Totals</u>	<u>Project Plan Estimate</u>
<b>Sources of Funds</b>								
Tax increments	\$ -	\$ -	\$ 267,297	\$ 721,418	\$ 751,719	\$ 3,411,572	\$ 5,152,006	\$ 12,209,000
Exempt computer aid	-	-	262,803	266,666	273,119	273,119	1,075,707	-
Personal property aid	-	-	-	-	37,128	326,396	363,524	-
Miscellaneous	-	-	29,000	39,000	-	-	68,000	-
Investment income	-	-	4,109	35,319	68,959	27,103	135,490	-
Long-term debt issued	-	-	2,523,776	7,264,291	-	-	9,788,067	9,576,000
Total sources of funds	-	-	3,086,985	8,326,694	1,130,925	4,038,190	16,582,794	21,785,000
<b>Uses of Funds</b>								
Administration	7,447	11,723	53,436	60,842	16,016	16,282	165,746	500,000
Professional services	943	1,600	2,085	6,565	1,187	2,000	14,380	-
Developer payments	-	-	1,890,000	2,600,000	4,586,000	-	9,076,000	9,076,000
Interest on advances	18	-	-	-	-	-	18	-
Debt issuance costs	-	-	11,887	27,735	-	-	39,622	-
Principal on long-term debt	-	-	-	252,378	981,390	978,520	2,212,288	9,576,000
Interest on long-term debt	-	-	-	54,785	265,650	259,212	579,647	2,633,000
Total uses of funds	8,408	13,323	1,957,408	3,002,305	5,850,243	1,256,014	12,087,701	21,785,000
Fund balance, December 31, 2020							\$ 4,495,093	

**City of Madison Tax Incremental District No. 46**

Detailed Schedule of Administration and Professional Service Expenditures and Developer Payments  
Date of Creation Through December 31, 2020

	<u>Actual</u>	<u>Project Plan Estimate</u>
<b>Administration and Professional Service Expenditures and Developer Payments</b>		
Development loans	\$ 9,076,000	\$ 9,076,000
Administration and professional services	<u>180,126</u>	<u>500,000</u>
Total	<u>\$ 9,256,126</u>	<u>\$ 9,576,000</u>

## Independent Auditors' Report on Compliance

To the Common Council of  
City of Madison

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 Tax Incremental District No. 46 (the District) as of December 31, 2020 and from the date the District was created through December 31, 2020 and have issued our report thereon dated July 27, 2021. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, we noted that the District failed to comply with the following requirement of Wisconsin State Statutes Section 66.1105:

1. For first project plan amendment, the Joint Review Board meeting to select a public member and elect the chairperson was held after the public hearing.

Our audit was not directed primarily toward obtaining knowledge as to whether the District failed to comply with Wisconsin State Statutes Section 66.1105, insofar as it relates to accounting matters. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding 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.



Madison, Wisconsin  
July 27, 2021