CITY OF MAYVILLE JOINT REVIEW BOARD
MEETING AGENDA
SEPTEMBER 2, 2026
2:00 PM
15 S SCHOOL ST

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1. CALL TO ORDER AND ROLL CALL
2. PLEDGE OF ALLEGIANCE TO THE FLAG
3. CITIZEN COMMENTS

   Citizen Comments are to be kept to a maximum of five minutes per speaker unless the chairperson allows an extension of time. Each citizen is to make comments at the podium after stating name and address. Each citizen may comment only one time per public hearing / meeting.
4. APPOINTMENTS
   - 4.1. Appointment of Public Member
   - 4.2. Appointment of Chairperson
5. APPROVAL OF MINUTES
   - 5.1. Approval of Minutes of the August 18, 2026, Joint Review Board Meeting
6. REVIEW ANNUAL PE-300 REPORTS AND THE PERFORMANCE STATUS
   - 6.1. Tax Incremental District No. 4
   - 6.2. Tax Incremental District No. 5
   - 6.3. Tax Incremental District No. 6
   - 6.4. Tax Incremental District No. 7
7. DISCUSS WITH POSSIBLE ACTION
   - 7.1. Discuss, with Possible Action, Resolution 6087-2026, "Joint Review Board - Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirements for the City of Mayville"
8. ADJOURNMENT

Mayor Rob Boelk, Presiding Officer

NOTE: Persons with disabilities requiring special accommodations for attendance at the meeting should contact City Hall at least one (1) business day prior to the meeting.

CITY OF MAYVILLE JOINT REVIEW BOARD
REGULAR MEETING MINUTES
August 18, 2025 05:00 PM
Mayville City Hall

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 5:00 PM by Mayor Rob Boelk, with the following roll call:

Present: Mayor Rob Boelk (City of Mayville), Scott Sabol - virtual (Mayville School District) arrived at 5:04, Peter Rettler (Moraine Park Technical College) - virtual, and Grant Larson (public member).

Excused: None.

Absent: C. Clapper (Dodge County)

Staff Present: City Administrator Stephanie Justmann, Comptroller/Treasurer Nichole DeBaker, and Clerk Anastasia Gonstead. Phil Cosson and Ariana Schmidt from Ehlers Public Finance Advisors were also present virtually.

2. APPOINTMENTS

2.a Public Member

The motion to appoint Grant Larson as the public member of the Joint Review Board was made by Mayor Boelk and seconded by P. Rettler.

Vote: 3 ayes, 0 nays. Motion carried.

2.b Chairperson

The motion to appoint Mayor Boelk as Chair of the Joint Review Board was made by G. Larson and seconded by P. Rettler.

Vote: 3 ayes, 0 nays. Motion carried.

3. APPROVAL OF MINUTES

3.a Approval of Minutes of the September 25, 2024, Joint Review Board Meeting

The motion to approve the minutes September 25, 2024, Joint Review Board meeting was made by G. Larson and seconded by Mayor Boelk.

Vote: 3 ayes, 0 nays. Motion carried.

4. REVIEW ANNUAL PE-300 REPORTS AND THE PERFORMANCE STATUS OF:

4.a Tax Incremental District No. 4

S. Sabol joined the meeting at 5:04PM, virtually. Phil Cosson and Ariana Schmidt, of Ehlers Public

Finance Advisors, were present virtually and provided an overview of the Tax Incremental District No. 4 report. The base value is $1,548,600. The Incremental Value as of January 1, 2025 is $1,350,400. The year end fund balance for 2024 is -$84,010. This TID's expenditure period ends March 9, 2024, with a mandatory termination date of March 9, 2029. The projected closure date of this TID is 2028. Personal property aid has added cash flow and aids in the early closure.

4.b Tax Incremental District No. 5

Phil Cosson and Ariana Schmidt, of Ehlers Public Finance Advisors, were present virtually and provided an overview of the Tax Incremental District No. 5 report. The base value is $2,333,200. The Incremental Value as of January 1, 2025 is $3,615,200. The year end fund balance for 2024 is -$251,520. This TID's expenditure period ends September 17, 2028, with a mandatory termination date of September 17, 2034. The projected closure date of this TID is 2033. Fastenal and Shopko properties have shortfall payments, which Administrator Justmann confirmed are up to date.

4.c Tax Incremental District No. 6

Phil Cosson and Ariana Schmidt, of Ehlers Public Finance Advisors, were present virtually and provided an overview of the Tax Incremental District No. 6 report. The base value is $21,761,900. The Incremental Value as of January 1, 2025 is $9,392,100. The year end fund balance for 2024 is $53,174. This TID's expenditure period ends April 12, 2036, with a mandatory termination date of April 12, 2042. The projected closure date of this TID is 2029, based on current cash flow. The closure could be extended out if further development occurs. This TID does have a PayGo to Integris. This is only based on the development Integris produces, not the full value of the TID.

5. Discuss, with Possible Action, Resolution 6009-2025

The motion to approve Resolution 6009-2025, "Joint Review Board - Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement for the City of Mayville," was made by L. Larson and seconded by P. Rettler.

Vote: 4 ayes, 0 nays. Motion carried.

6. ADJOURNMENT

The motion to adjourn the meeting was made by S. Sabol and seconded by G. Larson.

Vote: 4 ayes, 0 nays. Motion carried. The Joint Review Board meeting was adjourned at 5:18 PM.

Respectfully submitted,

Anastasia Gonstead - City Clerk

September 2, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Mayville, Wisconsin

Tax Incremental District No.4

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

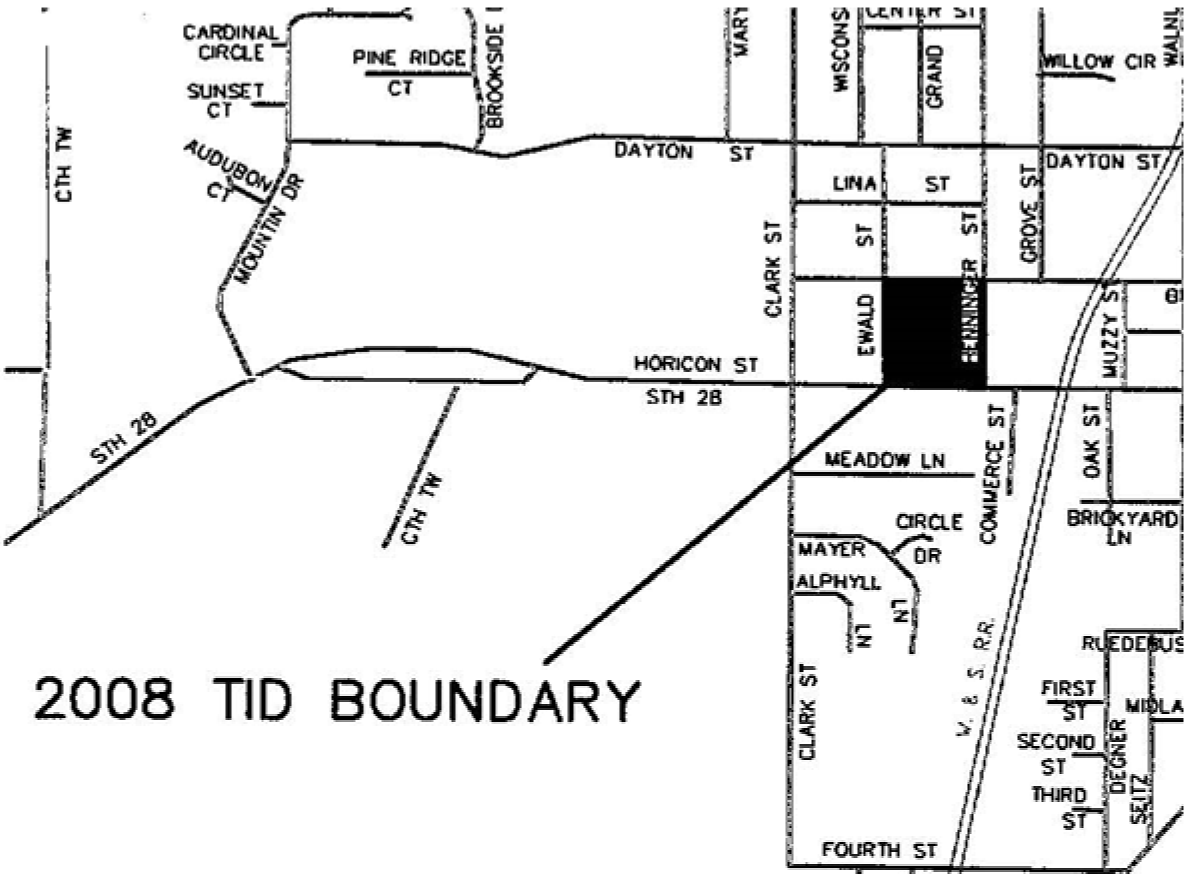
Ehlers
N19W24400 Riverwood Drive, Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Annual Tax Incremental District Report

City of Mayville, 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 March 9th, 2009 as an Industrial District. The TID has an expenditure period ended on March 9th, 2024 and has a mandatory termination date of March 9th, 2029.
Background Data:	Base Value — $1,548,600 Incremental Value (as of January 1, 2026) — $1,477,300 Year End Fund Balance (2025) — -$67,075 Projected Closure (based on current cash flow*) — 2028
Notes:	As the TID's expenditure life has passed, no additional expenditures will be made.
Joint Review Board Action:	Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.
Attachments:	• TID Boundary Map • TID Increment Projection • TID Cash Flow Projection (Detail) • State Submittal (DOR Form 2025 PE-300)


CARDINAL CIRCLE
PINE RIDGE CT
SUNSET CT
AUDUBON CT
MOUNTIN DR
CTH TW
DAYTON ST
GRAND
WILLOW CIR
DAYTON ST
LINA ST
CLARK ST
EWALD ST
GROVE ST
MUZZY ST
HORICON ST
STH 28
STH 28
CTH TW
MEADOW LN
COMMERCE ST
OAK ST
BRICKYARD LN
CIRCLE DR
MAYER LN
ALPHYLL LN
W. & S. R.R.
CLARK ST
FIRST ST
SECOND ST
THIRD ST
DEGNER
SEITZ
FOURTH ST
2008 TID BOUNDARY

City of Mayville, Wisconsin

Tax Increment District No. 4

Tax Increment Projection Worksheet

Type of District	Industrial		Base Value	1,548,600
District Creation Date	March 3, 2009		Economic Change Factor	0.00%
Valuation Date	Jan 1,	2009	Apply to Base Value	
Max Life (Years)	20		Base Tax Rate	$15.42
End of Expenditure Period	15	3/3/2024	Rate Adjustment Factor	0.00%
Revenue Periods/Final Year	19	2029		
Extension Eligibility/Years	Yes	6		
Eligible Recipient District	No			

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
9	**2017**	**83,900**	**2018**		**647,500**	**2019**	**$24.16**	**15,643**
10	**2018**	**107,400**	**2019**		**754,900**	**2020**	**$22.55**	**17,026**
11	**2019**	**64,700**	**2020**		**819,600**	**2021**	**$21.71**	**17,797**
12	**2020**	**-36,500**	**2021**		**783,100**	**2022**	**$20.89**	**16,358**
13	**2021**	**52,300**	**2022**		**835,400**	**2023**	**$17.34**	**14,488**
14	**2022**	**312,500**	**2023**		**1,147,900**	**2024**	**$16.76**	**19,233**
15	**2023**	**-215,000**	**2024**		**932,900**	**2025**	**$15.89**	**14,822**
16	**2024**	**387,500**	**2025**		**1,320,400**	**2026**	**$15.42**	**20,367**
17	**2025**	**156,900**	**2026**		**1,477,300**	2027	$15.42	**22,787**
18	2026	0	2027		1,477,300	2028	$15.42	**22,787**
19	2027	0	2028		1,477,300	2029	$15.42	**22,787**
	Total (2019-2029 Rev. Yrs.)	**913,700**					**Future Value of Increment (2019-2029 Rev. Yrs.)**	**204,096**

Notes:
1) Tax rates shown through the 2026 revenue year are actual per 2025 DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Mayville, Wisconsin

Tax Increment District No. 4

Cash Flow Projection

Year	Projected Revenues: Tax Increments	Intergov. Revenues	Transfer In	Personal Property Aid	**Total Revenues**	Projected Expenditures: Total Debt Service[1]	Capital Outlay	Financing Costs	Ongoing Planning & Admin	**Total Expenditures**	Balances: Annual	Cumulative	Liabilities Outstanding	Year
2019	**15,643**	**288**	**60,000**		**75,931**	**17,863**			**860**	**18,723**	**57,209**	**975**	150,000	2019
2020	**17,026**	**201**			**17,227**	**17,450**			**948**	**18,398**	**(1,171)**	**(196)**	137,500	2020
2021	**17,797**	**202**			**17,999**	**142,038**		**177**	**1,665**	**143,879**	**(125,880)**	**(126,076)**	0	2021
2022	**16,358**	**201**			**16,559**	**0**			**2,992**	**2,992**	**13,567**	**(112,509)**	0	2022
2023	**14,488**	**201**			**14,689**	**0**			**2,149**	**2,149**	**12,540**	**(99,970)**	**0**	**2023**
2024	**19,233**	**201**			**19,434**	**0**			**3,474**	**3,474**	**15,960**	**(84,010)**	**0**	**2024**
2025	**14,822**	**201**		**4,812**	**19,835**	**0**			**2,900**	**2,900**	**16,935**	**(67,075)**	**0**	**2025**
2026	20,367	200		4,812	25,379	0			1,000	1,000	24,379	(42,697)	0	2026
2027	22,787	200		4,812	27,799	0			1,000	1,000	26,799	(15,898)	0	2027
2028	22,787	200		4,812	27,799	0			1,000	1,000	26,799	**10,901**	**0**	2028
2029	22,787	200		4,812	27,799	0			12,000	12,000	15,799	26,700	0	2029
						0				**0**			0	
Totals (2019-2029)	**204,096**	**2,295**	**60,000**	**24,058**	**290,449**	**177,350**	**0**	**177**	**29,988**	**207,515**				

Notes:
1)The District's debt outstanding from 2011 was fully repaid in 2021.

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

Latest year of audited financials

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

Section 1 – Municipality and TID					
Co-muni code **14251**	Municipality **MAYVILLE**		County **DODGE**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **004**	TID type **5**	TID name **TIF 4**	Creation date **03/09/2009**	Mandatory termination date **03/09/2029**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-84,010**

Section 3 – Revenue	Amount
Tax increment	$14,822
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	$5,013
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)	**$19,835**

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

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	$2,750
Interest and fiscal charges	
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 n/a	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$2,900**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-67,075**
Future costs	**$15,000**
Future revenue	**$103,960**
Surplus or deficit	**$21,885**

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)
004	$0	$0	$0	$0
005	$67,200	$0	$0	$67,200
006	$357,300	$0	$10,800	$368,100
007	$31,300	$0	$0	$31,300
Total	**$455,800**	**$0**	**$10,800**	**$466,600**

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
004	$0	$562,581,400	0.00	$2,501,361	$0
005	$67,200	$562,581,400	0.01	$2,501,361	$250
006	$368,100	$562,581,400	0.07	$2,501,361	$1,751
007	$31,300	$562,581,400	0.01	$2,501,361	$250
Total	**$466,600**	**$562,581,400**	**0.09**	**$2,501,361**	**$2,251**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$2,251	$0.02251

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	004	$0	$529,075,300	0.00	$2,496,910	$0
2024	005	$0	$529,075,300	0.00	$2,496,910	$0
2024	006	$2,865,700	$529,075,300	0.54	$2,496,910	$13,483
2024	**Total**	**$2,865,700**	**$529,075,300**	**0.54**	**$2,496,910**	**$13,483**
2023	004	$4,400	$484,203,000	0.00	$2,419,651	$0
2023	005	$10,400	$484,203,000	0.00	$2,419,651	$0
2023	006	$-55,500	$484,203,000	-0.01	$2,419,651	$-242
2023	**Total**	**$-40,700**	**$484,203,000**	**-0.01**	**$2,419,651**	**$-242**

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

Section 7 – Contact Information	
Contact name **Anastasia Gonstead**	Contact title **Clerk**
Contact email **agonstead@mayvillecity.com**	Contact phone **(920) 387-7900**

September 2, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Mayville, Wisconsin

Tax Incremental District No.5

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

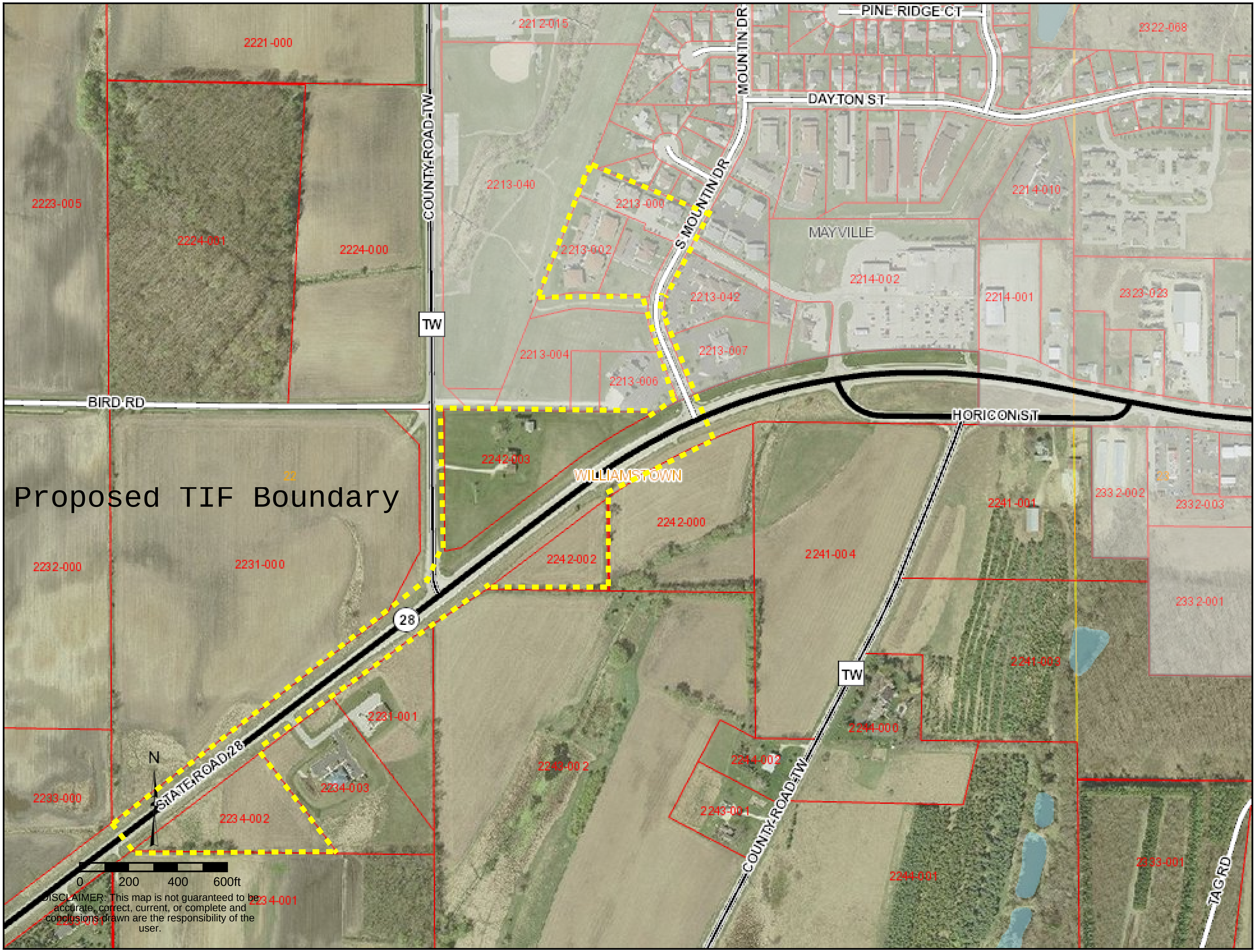
City of Mayville, Wisconsin
Tax Incremental District No. 5

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 September 17, 2013 as a Mixed Use District. The TID has an expenditure period that ends on September 17, 2028 and has a mandatory termination date of September 17, 2034.

Background Data:	Base Value	$2,313,200
	Incremental Value (as of January 1, 2026)	$4,046,100
	Year End Fund Balance (2025)	-$150,305
	Projected Closure (based on current cash flow*)	2034

* The City does not expect to make additional project costs through the end of the District's expenditure period. The projected closure year identified is based on current cash flow projections only.

Notes:	The District has one outstanding debt issue: 2014 State Trust Fund Loan. The 2014 G.O. Promissory Notes matured in 2024. The District is receiving shortfall payments from Fastnal and Shopko. Future payments are only estimates as the City is working on refining what those future payments will be. They will also vary pending future valuations and tax rates. The Base Value was recertified as of 1/1/2026 due to personal property removal.
Joint Review Board Action:	Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.
Attachments:	• TID Boundary Map • TID Increment Projection • TID Cash Flow Projection (Detail) • State Submittal (DOR Form PE-300)



Proposed TIF Boundary
PINE RIDGE CT
DAYTON ST
MOUNTIN DR
S MOUNTIN DR
COUNTY ROAD TW
TW
BIRD RD
HORICON ST
WILLIAMSTOWN
MAYVILLE
STATE ROAD 28
28
COUNTY ROAD TW
TAG RD
2221-000
2212-015
2322-068
2223-005
2224-001
2224-000
2213-040
2213-000
2214-010
2213-002
2214-002
2214-001
2323-023
2213-042
2213-004
2213-007
2213-006
2242-003
2242-000
2241-001
2332-002
2332-003
2232-000
2231-000
2242-002
2241-004
2332-001
2241-003
2231-001
2244-000
2243-002
2244-002
2234-003
2233-000
2234-002
2243-001
2333-001
2244-001
2234-001
N
0 200 400 600ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

City of Mayville, Wisconsin

Tax Increment District No. 5

Tax Increment Projection Worksheet

Type of District	Mixed Use		
District Creation Date	September 17, 2013		
Valuation Date	Jan 1,	2013	
Max Life (Years)	20		
End of Expenditure Period	15	9/17/2028	
Revenue Periods/Final Year	20	2034	
Extension Eligibility/Years	Yes	6	
Eligible Recipient District	No		

Base Value	2,313,700
Economic Change Factor	0.00%
Apply to Base Value	
Base Tax Rate	$15.42
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate	Tax Increment
9	**2021**	**-1,281,600**	**2022**		**2,715,900**	**2023**	**$17.34**	**47,100**
10	**2022**	**-418,500**	**2023**		**2,297,400**	**2024**	**$16.76**	**38,493**
11	**2023**	**762,700**	**2024**		**3,060,100**	**2025**	**$15.89**	**48,620**
12	**2024**	**555,100**	**2025**		**3,615,200**	**2026**	**$15.42**	**55,764**
13	**2025**	**430,900**	**2026**		**4,046,100**	2027	$15.42	**62,411**
14	2026	0	2027		4,046,100	2028	$15.42	**62,411**
15	2027	0	2028		4,046,100	2029	$15.42	**62,411**
16	2028	0	2029		4,046,100	2030	$15.42	**62,411**
17	2029	0	2030		4,046,100	2031	$15.42	**62,411**
18	2030	0	2031		4,046,100	2032	$15.42	**62,411**
19	2031	0	2032		4,046,100	2033	$15.42	**62,411**
20	2032	0	2033		4,046,100	2034	$15.42	**62,411**
	Total (2023 - 2034 Rev. Yrs.)	**48,600**		**0**		**Future Value of Increment (2023 - 2034 Rev. Yrs.)**		**689,263**

Notes:

1) Tax rates shown through the 2026 revenue year are actual per 2025 DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Mayville, Wisconsin

Tax Increment District No. 5

Cash Flow Projection

	Projected Revenues						Projected Expenditures					Balances			
Year	Tax Increments	Intergov. Revenues	Est. Fastnal Shortfall Payments[1]	Est. Shopko Shortfall Payments[1]	Personal Property Aid	**Total Revenues**	2014 State Trust Fund $650,000 Issue Total	2014B G.O. Promissory $415,000 Issue Total	Total Debt Service	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2023	**47,100**	**2,047**				**49,147**	**52,808**	**67,586**	**120,393**	**2,550**	**122,943**	**(73,797)**	**(168,695)**	**507,968**	**2023**
2024	**38,493**	**2,047**				**40,540**	**52,756**	**65,896**	**118,652**	**4,713**	**123,365**	**(82,825)**	**(251,520)**	**409,038**	**2024**
2025	**48,620**	**2,047**	**77,318**	**28,784**	**154**	**156,923**	**52,808**	**0**	**52,808**	**2,901**	**55,709**	**101,214**	**(150,305)**	**373,615**	**2025**
2026	55,764	2,047	10,000	10,000	154	**77,966**	52,808	0	52,808	1,500	**54,308**	23,658	(126,647)	336,686	2026
2027	62,411	2,047	10,000	10,000	154	**84,612**	52,808	0	52,808	1,500	**54,308**	30,305	(96,343)	298,188	2027
2028	62,411	2,047	10,000	10,000	154	**84,612**	52,773	0	52,773	1,500	**54,273**	30,339	(66,004)	258,088	2028
2029	62,411	2,047	10,000	10,000	154	**84,612**	52,808	0	52,808	1,500	**54,308**	30,305	(35,699)	216,249	2029
2030	62,411	2,047	10,000	10,000	154	**84,612**	52,508	0	52,508	1,500	**54,008**	30,605	(5,094)	172,932	2030
2031	62,411	2,047	10,000	10,000	154	**84,612**	52,808	0	52,808	1,500	**54,308**	30,305	25,210	127,474	2031
2032	62,411	2,047	10,000	10,000	154	**84,612**	52,793	0	52,793	1,500	**54,293**	30,319	55,530	80,099	2032
2033	62,411	2,047	10,000	10,000	154	**84,612**	52,808	0	52,808	1,500	**54,308**	**30,305**	**85,834**	**30,695**	2033
2034	62,411	2,047	10,000	10,000	154	**84,612**	32,000	0	32,000	7,500	**39,500**	45,113	130,947	(0)	2034
Totals (2023-2034)	**689,263**	**24,564**	**167,318**	**121,864**	**1,543**	**1,001,473**	**612,482**	**133,482**	**745,964**	**29,664**	**775,628**				

Notes:
1) Future Shortfall payments for Fastnal & Shopko are placeholders only, as they are being determined.

PROJECTED CLOSURE YEAR

LEGEND:
CALLABLE MATURITIES
END OF EXP. PERIOD
Last year of audited financials

TID 5 2026 Cash Flow.xlsx
Prepared 8/14/2026

EHLERS

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

Section 1 – Municipality and TID					
Co-muni code **14251**	Municipality **MAYVILLE**		County **DODGE**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **005**	TID type **6**	TID name **TID 5**	Creation date **09/17/2013**	Mandatory termination date **09/17/2033**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$-251,520**

Section 3 – Revenue	Amount
Tax increment	$125,938
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	$2,201
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name OLD FASHIONED FOODS	$28,784
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	**$156,923**

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	$2,751
Interest and fiscal charges	$17,384
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$35,423
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$55,708**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-150,305**
Future costs	**$473,614**
Future revenue	**$815,517**
Surplus or deficit	**$191,598**

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)
004	$0	$0	$0	$0
005	$67,200	$0	$0	$67,200
006	$357,300	$0	$10,800	$368,100
007	$31,300	$0	$0	$31,300
Total	**$455,800**	**$0**	**$10,800**	**$466,600**

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
004	$0	$562,581,400	0.00	$2,501,361	$0
005	$67,200	$562,581,400	0.01	$2,501,361	$250
006	$368,100	$562,581,400	0.07	$2,501,361	$1,751
007	$31,300	$562,581,400	0.01	$2,501,361	$250
Total	**$466,600**	**$562,581,400**	**0.09**	**$2,501,361**	**$2,251**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$2,251	$0.02251

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	004	$0	$529,075,300	0.00	$2,496,910	$0
2024	005	$0	$529,075,300	0.00	$2,496,910	$0
2024	006	$2,865,700	$529,075,300	0.54	$2,496,910	$13,483
2024	**Total**	**$2,865,700**	**$529,075,300**	**0.54**	**$2,496,910**	**$13,483**
2023	004	$4,400	$484,203,000	0.00	$2,419,651	$0
2023	005	$10,400	$484,203,000	0.00	$2,419,651	$0
2023	006	$-55,500	$484,203,000	-0.01	$2,419,651	$-242
2023	**Total**	**$-40,700**	**$484,203,000**	**-0.01**	**$2,419,651**	**$-242**

Section 7 – Contact Information	
Contact name **Anastasia Gonstead**	Contact title **Clerk**
Contact email **agonstead@mayvillecity.com**	Contact phone **(920) 387-7900**

September 2, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Mayville, Wisconsin

Tax Incremental District No.6

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive, Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

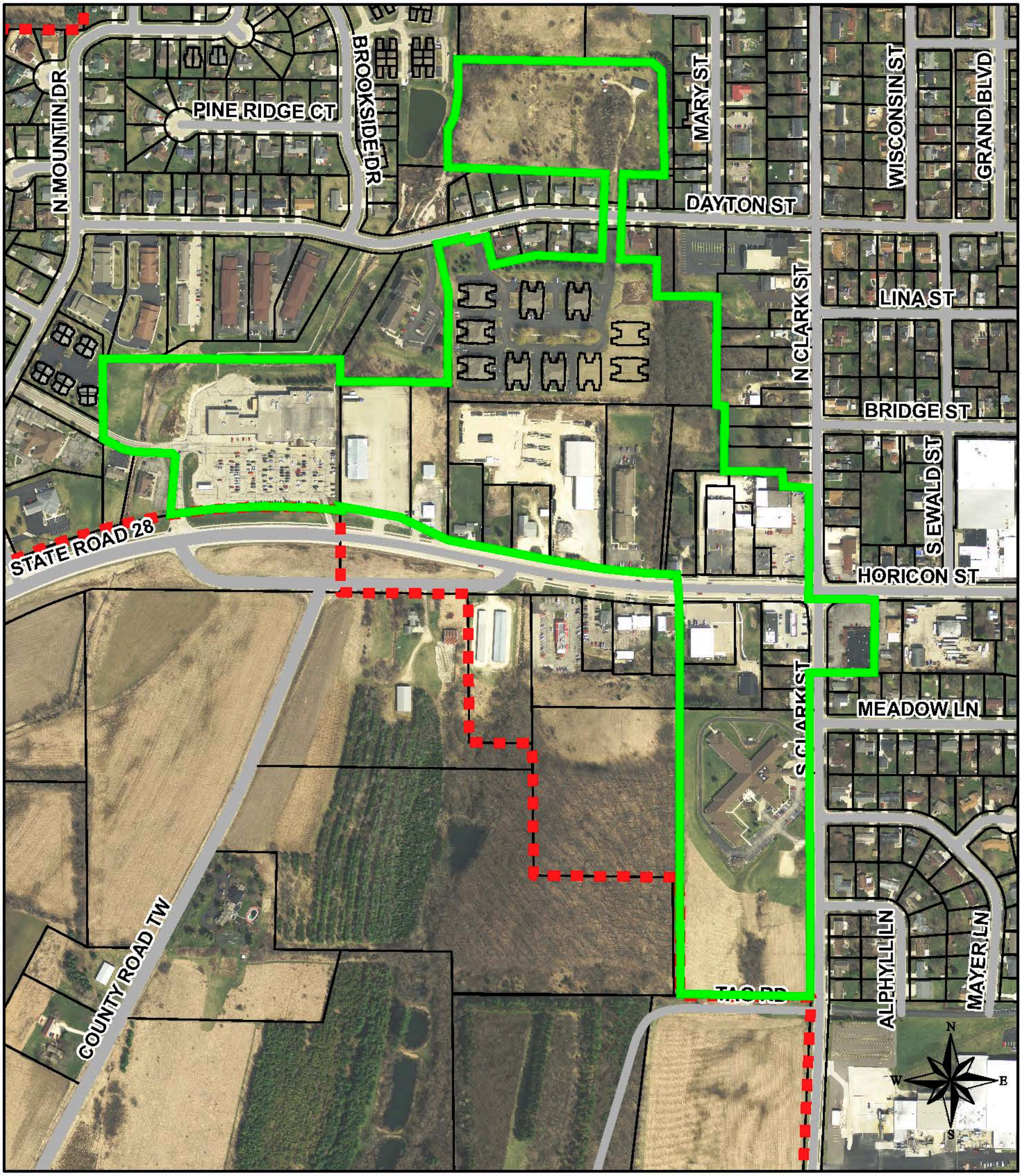
Annual Tax Incremental District Report

City of Mayville, Wisconsin
Tax Incremental District No. 6

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. 6 ("District") was created on April 12, 2021 as a Mixed Use District. The TID has an expenditure period that ends on April 12, 2036 and has a mandatory termination date of April 12, 2042.

Background Data:	Base Value	$20,759,900
	Incremental Value (as of January 1, 2026)	$17,541,300
	Year End Fund Balance (2025)	$134,491
	Projected Closure (based on current cash flow*)	2028

Notes:	*The City has an existing Development Agreement for a multi-family development within the District in which the TID will pay the developer PAYGO incentive payments, which began in 2025. While the current cashflow includes the actual payment made in 2025, and shows a projected early closure in 2028, this may change as future incentive payments are further refined and as future development comes to fruition. The Base Value was recertified as of 1/1/2026 due to personal property removal.
Joint Review Board Action:	Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.
Attachments:	• TID Boundary Map • TID Increment Projection • TID Cash Flow Projection (Detail) • State Submittal (DOR Form 2025 PE-300)



City of Mayville, WI

Mayville Municipal Boundary

Dodge County Parcels

TID #6 Boundary

City of Mayville, WI
TID #6

MAYVILLE Wisconsin EST 1845

DATE: 1/27/2021

City of Mayville, Wisconsin

Tax Increment District No. 6

Tax Increment Projection Worksheet

Type of District	Mixed Use		
District Creation Date	April 12, 2021		
Valuation Date	Jan 1,	2021	
Max Life (Years)	20		
End of Expenditure Period	15	4/12/2036	
Revenue Periods/Final Year	20	2042	
Extension Eligibility/Years	Yes	3	
Eligible Recipient District	No		

Base Value	20,759,900
Economic Change Factor	0.00%
Apply to Base Value	
Base Tax Rate	$15.42
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	**2021**	**-909,900**	**2022**	**0**	**-909,900**	**2023**		**0**
2	**2022**	**6,247,100**	**2023**	**0**	**5,337,200**	**2024**	**$16.76**	**89,425**
3	**2023**	**1,159,500**	**2024**	**0**	**6,496,700**	**2025**	**$15.42**	**103,221**
4	**2024**	**2,895,400**	**2025**	**0**	**9,392,100**	**2026**	**$15.42**	**144,873**
5	**2025**	**8,149,200**	**2026**	**0**	**17,541,300**	2027	$15.42	**270,573**
6	2026	0	2027	0	17,541,300	2028	$15.42	**270,573**
7	2027	0	2028	0	17,541,300	2029	$15.42	**270,573**
8	2028	0	2029	0	17,541,300	2030	$15.42	**270,573**
9	2029	0	2030	0	17,541,300	2031	$15.42	**270,573**
10	2030	0	2031	0	17,541,300	2032	$15.42	**270,573**
11	2031	0	2032	0	17,541,300	2033	$15.42	**270,573**
12	2032	0	2033	0	17,541,300	2034	$15.42	**270,573**
13	2033	0	2034	0	17,541,300	2035	$15.42	**270,573**
14	2034	0	2035	0	17,541,300	2036	$15.42	**270,573**
15	2035	0	2036	0	17,541,300	2037	$15.42	**270,573**
16	2036	0	2037	0	17,541,300	2038	$15.42	**270,573**
17	2037	0	2038	0	17,541,300	2039	$15.42	**270,573**
18	2038	0	2039	0	17,541,300	2040	$15.42	**270,573**
19	2039	0	2040	0	17,541,300	2041	$15.42	**270,573**
20	2040	0	2041	0	17,541,300	2042	$15.42	**270,573**
	Totals (All Years)	**17,541,300**		**0**		**Future Value of Increment (All Years)**		**4,666,693**

Notes:
1) Tax rates shown through the 2026 revenue year are actual per 2025 DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Mayville, Wisconsin

Tax Increment District No. 6

Cash Flow Projection

	Projected Revenues				Projected Expenditures					Balances			
Year	Tax Increments	Other Revenue	Personal Property Aid	**Total Revenues**	PAYGO to Integris[1,2]		Conservation & Development	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2021				**0**			**25,673**		**25,673**	**(25,673)**	**(25,673)**	**0**	**2021**
2022				**0**				**7,068**	**7,068**	**(7,068)**	**(32,741)**	**0**	**2022**
2023	**0**			**0**				**3,727**	**3,727**	**(3,727)**	**(36,468)**	**0**	**2023**
2024	**89,425**	**3,083**		**92,508**				**2,866**	**2,866**	**89,642**	**53,174**	**760,544**	**2024**
2025	**103,221**		**17,261**	**120,482**	**36,265**	**95%**		**2,900**	**39,165**	**81,317**	**134,491**	**724,279**	**2025**
2026	144,873		17,261	**162,134**	38,919	98%		10,000	**48,919**	113,215	247,706	685,360	2026
2027	270,573		17,261	**287,835**	57,603	98%		10,000	**67,603**	220,231	467,938	627,757	2027
2028	270,573		17,261	**287,835**	57,603	98%		10,000	**67,603**	**220,231**	**688,169**	**570,154**	2028
2029	270,573		17,261	**287,835**	55,840	95%		10,000	**65,840**	221,995	910,164	514,314	2029
2030	270,573		17,261	**287,835**	55,840	95%		10,000	**65,840**	221,995	1,132,159	458,474	2030
2031	270,573		17,261	**287,835**	55,840	95%		10,000	**65,840**	221,995	1,354,153	402,635	2031
2032	270,573		17,261	**287,835**	55,840	95%		10,000	**65,840**	221,995	1,576,148	346,795	2032
2033	270,573		17,261	**287,835**	52,901	90%		10,000	**62,901**	224,934	1,801,082	293,894	2033
2034	270,573		17,261	**287,835**	52,901	90%		10,000	**62,901**	224,934	2,026,016	240,993	2034
2035	270,573		17,261	**287,835**	52,901	90%		10,000	**62,901**	224,934	2,250,949	188,092	2035
2036	270,573		17,261	**287,835**	52,901	90%		10,000	**62,901**	224,934	2,475,883	135,191	2036
2037	270,573		17,261	**287,835**	26,450	45%		10,000	**36,450**	251,384	2,727,267	108,741	2037
2038	270,573		17,261	**287,835**	26,450	45%		10,000	**36,450**	251,384	2,978,651	82,290	2038
2039	270,573		17,261	**287,835**	26,450	45%		10,000	**36,450**	251,384	3,230,035	55,840	2039
2040	270,573		17,261	**287,835**	26,450	45%		10,000	**36,450**	251,384	3,481,420	29,389	2040
2041	270,573		17,261	**287,835**	14,695	25%		10,000	**24,695**	263,140	3,744,559	0	2041
2042	270,573		17,261	**287,835**	14,695	25%		15,000	**29,695**	258,140	4,002,699	0	2042
												0	
Totals (All Years)	**4,666,693**	**3,083**	**310,701**	**4,980,477**	**760,544**		**25,673**	**191,561**	**977,778**				

Notes:
1) PAYGO to Integris is not to exceed $1,821,151 per Developer Agreement.
2.) 2025 payment is actual, future payments are estimates only & will be calculated annually.

PROJECTED CLOSURE YEAR

LEGEND:
CALLABLE MATURITIES
END OF EXP. PERIOD
Last year of audited financials

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

Section 1 – Municipality and TID					
Co-muni code **14251**	Municipality **MAYVILLE**		County **DODGE**	Due date **07/01/2026**	Report type **ORIGINAL**
TID number **006**	TID type **6**	TID name **TID 6**	Creation date **04/12/2021**	Mandatory termination date **04/12/2042**	Anticipated termination date **N/A**

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$53,174**

Section 3 – Revenue	Amount
Tax increment	$103,221
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	$17,261
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name NA	$0
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	**$120,482**

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

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	$2,750
Interest and fiscal charges	
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 DAYTON ONE	$36,265
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$39,165**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$134,491**
Future costs	**$899,279**
Future revenue	**$3,937,178**
Surplus or deficit	**$3,172,390**

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)**
004	$0	$0	$0	$0
005	$67,200	$0	$0	$67,200
006	$357,300	$0	$10,800	$368,100
007	$31,300	$0	$0	$31,300
Total	**$455,800**	**$0**	**$10,800**	**$466,600**

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**
004	$0	$562,581,400	0.00	$2,501,361	$0
005	$67,200	$562,581,400	0.01	$2,501,361	$250
006	$368,100	$562,581,400	0.07	$2,501,361	$1,751
007	$31,300	$562,581,400	0.01	$2,501,361	$250
Total	**$466,600**	**$562,581,400**	**0.09**	**$2,501,361**	**$2,251**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	**Increase per $100,000**
$2,251	$0.02251

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	004	$0	$529,075,300	0.00	$2,496,910	$0
2024	005	$0	$529,075,300	0.00	$2,496,910	$0
2024	006	$2,865,700	$529,075,300	0.54	$2,496,910	$13,483
2024	**Total**	**$2,865,700**	**$529,075,300**	**0.54**	**$2,496,910**	**$13,483**
2023	004	$4,400	$484,203,000	0.00	$2,419,651	$0
2023	005	$10,400	$484,203,000	0.00	$2,419,651	$0
2023	006	$-55,500	$484,203,000	-0.01	$2,419,651	$-242
2023	**Total**	**$-40,700**	**$484,203,000**	**-0.01**	**$2,419,651**	**$-242**

Section 7 – Contact Information

Contact name **Anastasia Gonstead**	Contact title **Clerk**
Contact email **agonstead@mayvillecity.com**	Contact phone **(920) 387-7900**

September 2, 2026

ANNUAL TAX INCREMENTAL DISTRICT REPORT FOR:

City of Mayville, Wisconsin

Tax Incremental District No. 7

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive, Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

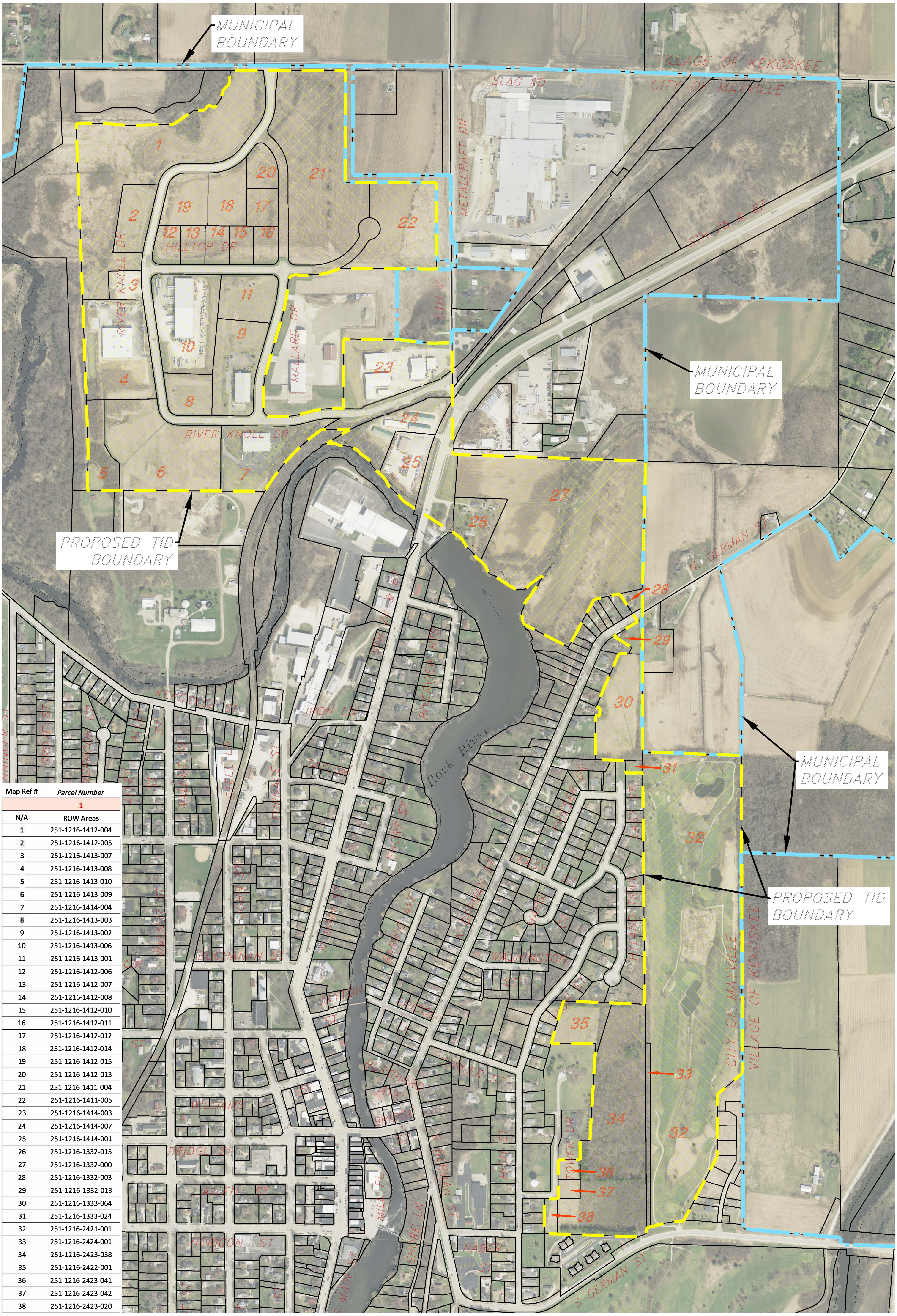
Annual Tax Incremental District Report

City of Mayville, Wisconsin
Tax Incremental District No. 7

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. 7 ("District") was created on September 9, 2024 as a Mixed Use District. The TID has an expenditure period that ends on September 9, 2039 and has a mandatory termination date of September 9, 2044, with final revenue collection in 2045.
Background Data:	Base Value — $12,606,400 Incremental Value (as of January 1, 2026) — $1,727,300 Year End Fund Balance (2025) — $1,015,400 Projected Closure (based on current cash flow*) — 2036 *The City expects to incur additional project costs prior to its expenditure period. The estimated closure year is based on current expenses only, and will change as future projects are pursued.
Notes:	In 2025, the City issued G.O. Notes to fund the River Knoll Drive (Hilltop Dr to Slag Rd) public works project and the industrial park excavation project. The City is currently having discussions with a couple developers regarding potential residential developments, but no development agreements have been entered into at this time. Note that the 2025 fund balance includes 2025 debt proceeds, and while the proceeds had not yet been spent as of year-end 2025, the City anticipates spend down in 2026.
Joint Review Board Action:	Resolution acknowledging filing of Annual TID Report and compliance with annual meeting requirements.

Attachments:

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



Map Ref #	*Parcel Number*
	1
N/A	ROW Areas
1	251-1216-1412-004
2	251-1216-1412-005
3	251-1216-1413-007
4	251-1216-1413-008
5	251-1216-1413-010
6	251-1216-1413-009
7	251-1216-1414-004
8	251-1216-1413-003
9	251-1216-1413-002
10	251-1216-1413-006
11	251-1216-1413-001
12	251-1216-1412-006
13	251-1216-1412-007
14	251-1216-1412-008
15	251-1216-1412-010
16	251-1216-1412-011
17	251-1216-1412-012
18	251-1216-1412-014
19	251-1216-1412-015
20	251-1216-1412-013
21	251-1216-1411-004
22	251-1216-1411-005
23	251-1216-1414-003
24	251-1216-1414-007
25	251-1216-1414-001
26	251-1216-1332-015
27	251-1216-1332-000
28	251-1216-1332-003
29	251-1216-1332-013
30	251-1216-1333-064
31	251-1216-1333-024
32	251-1216-2421-001
33	251-1216-2424-001
34	251-1216-2423-038
35	251-1216-2422-001
36	251-1216-2423-041
37	251-1216-2423-042
38	251-1216-2423-020

LEGEND

MUNICIPAL BOUNDARY
PROPOSED TID #7 BOUNDARY
PARCEL LINES

CITY OF MAYVILLE
PROPOSED TID #7 BOUNDARY

Date: 7-30-24

600 0 300 600
SCALE
SCALE : 1" = 600'

N
S

KUNKEL engineering group
107 Parallel Street
Beaver Dam, WI 53916
(920)356-9447
Fax (920)356-9454

City of Mayville, Wisconsin

Tax Increment District No. 7

Development Assumptions

Construction Year		Actual	Apartments Total Value	Residential Units	Residential Total Value	Misc. Dev. TID Wide Sq. Ft.	Misc. Dev. TID Wide Total Value	Annual Total	Construction Year	
Estimated Value:					$350,000					
1	**2024**	**981,300**						**981,300**	2024	1
2	**2025**	**746,000**						**746,000**	2025	2
3	2026							**0**	2026	3
4	2027		2,000,000	5	1,750,000			**3,750,000**	2027	4
5	2028		2,000,000	5	1,750,000		500,000	**4,250,000**	2028	5
6	2029		2,000,000	5	1,750,000			**3,750,000**	2029	6
7	2030			5	1,750,000		500,000	**2,250,000**	2030	7
8	2031			4	1,400,000			**1,400,000**	2031	8
9	2032							**0**	2032	9
10	2033							**0**	2033	10
	Totals	**1,727,300**	**6,000,000**	**24**	**8,400,000**	**0**	**1,000,000**	**17,127,300**		

Notes:
*Future developments depicted are potential only at this time.

TID 7 2026 Cashflow.xlsx
Prepared 8/14/2026

City of Mayville, Wisconsin

Tax Increment District No. 7

Tax Increment Projection Worksheet

Type of District	Mixed Use	
District Creation Date	September 9, 2024	
Valuation Date	Jan 1,	2024
Max Life (Years)	20	
Expenditure Period/Termination	15	9/9/2039
Revenue Periods/Final Year	20	2045
Extension Eligibility/Years	Yes	3
Eligible Recipient District	No	

Base Value	12,606,400
Economic Change Factor	1.00%
Apply to Base Value	
Base Tax Rate	$15.42
Rate Adjustment Factor	-0.50%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	**2024**	**981,300**	**2025**	**0**	**981,300**	**2026**	**$15.42**	**15,136**
2	**2025**	**746,000**	**2026**	**0**	**1,727,300**	2027	$15.35	**26,510**
3	2026	0	2027	17,273	1,744,573	2028	$15.27	**26,642**
4	2027	3,750,000	2028	17,446	5,512,019	2029	$15.19	**83,754**
5	2028	4,250,000	2029	55,120	9,817,139	2030	$15.12	**148,423**
6	2029	3,750,000	2030	98,171	13,665,310	2031	$15.04	**205,569**
7	2030	2,250,000	2031	136,653	16,051,963	2032	$14.97	**240,265**
8	2031	1,400,000	2032	160,520	17,612,483	2033	$14.89	**262,304**
9	2032	0	2033	176,125	17,788,608	2034	$14.82	**263,603**
10	2033	0	2034	177,886	17,966,494	2035	$14.74	**264,908**
11	2034	0	2035	179,665	18,146,159	2036	$14.67	**266,219**
12	2035	0	2036	181,462	18,327,620	2037	$14.60	**267,537**
13	2036	0	2037	183,276	18,510,897	2038	$14.52	**268,861**
14	2037	0	2038	185,109	18,696,006	2039	$14.45	**270,192**
15	2038	0	2039	186,960	18,882,966	2040	$14.38	**271,529**
16	2039	0	2040	188,830	19,071,795	2041	$14.31	**272,873**
17	2040	0	2041	190,718	19,262,513	2042	$14.24	**274,224**
18	2041	0	2042	192,625	19,455,138	2043	$14.16	**275,582**
19	2042	0	2043	194,551	19,649,690	2044	$14.09	**276,946**
20	2043	0	2044	196,497	19,846,187	2045	$14.02	**278,317**
	Totals (All Years)	**17,127,300**		**2,718,887**			**Future Value of Increment**	**4,259,392**

Notes:

1) Tax rates shown through the 2026 revenue year are actual per 2025 DOR Form PC-202 (Tax Increment Collection Worksheet).

City of Mayville, Wisconsin

Tax Increment District No. 7

Cash Flow Projection

	Projected Revenues					Projected Expenditures								Balances			
						2025 G.O. Promissory Note $1,120,000			2025 G.O. Promissory Note								
						Dated Date:	06/03/25		$1,120,000								
Year	Tax Increments	Interest Earnings	Capitalized Interest	Debt Proceeds	**Total Revenues**	Principal	Est. Rate	Interest	Issue Total	Financing Costs	Capital Projects	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2024	**0**				**0**				**0**				**0**	**0**	**0**	**0**	**2024**
2025	**0**		**0**	**1,120,000**	**1,120,000**				**0**	**18,713**	**79,643**	**6,570**	**104,926**	**1,015,074**	**1,015,074**	**1,404,071**	**2025**
2026	15,136		75,071		**90,208**	0	0.00%	75,071	75,071		1,040,357	5,000	**1,120,428**	(1,030,221)	(15,147)	1,329,000	2026
2027	26,510		53,200		**79,710**	0	0.00%	53,200	53,200			6,500	**59,700**	20,010	4,864	1,275,800	2027
2028	26,642		34,358		**61,000**	0	0.00%	53,200	53,200			7,500	**60,700**	300	5,164	1,222,600	2028
2029	83,754				**83,754**	40,000	4.75%	52,250	92,250			8,500	**100,750**	(16,996)	(11,833)	1,130,350	2029
2030	148,423				**148,423**	40,000	4.75%	50,350	90,350			10,000	**100,350**	48,073	36,240	1,040,000	2030
2031	205,569				**205,569**	60,000	4.75%	47,975	107,975			10,000	**117,975**	87,594	123,834	980,000	2031
2032	240,265				**240,265**	60,000	4.75%	45,125	105,125			10,000	**115,125**	125,140	248,974	920,000	2032
2033	262,304				**262,304**	65,000	4.75%	42,156	107,156			10,000	**117,156**	145,148	394,122	855,000	2033
2034	263,603				**263,603**	65,000	4.75%	39,069	104,069			10,000	**114,069**	149,534	543,656	790,000	2034
2035	264,908				**264,908**	70,000	4.75%	35,863	105,863			10,000	**115,863**	149,045	692,701	720,000	2035
2036	266,219				**266,219**	45,000	4.75%	33,131	78,131			10,000	**88,131**	**178,088**	**870,789**	**675,000**	2036
2037	267,537				**267,537**	45,000	4.75%	30,994	75,994			10,000	**85,994**	181,543	1,052,332	630,000	2037
2038	268,861				**268,861**	55,000	4.75%	28,619	83,619			10,000	**93,619**	175,242	1,227,574	575,000	2038
2039	270,192				**270,192**	60,000	4.75%	25,888	85,888			10,000	**95,888**	174,304	1,401,878	515,000	2039
2040	271,529				**271,529**	70,000	4.75%	22,800	92,800			10,000	**102,800**	168,729	1,570,608	445,000	2040
2041	272,873				**272,873**	70,000	4.75%	19,475	89,475			10,000	**99,475**	173,398	1,744,006	375,000	2041
2042	274,224				**274,224**	80,000	4.75%	15,913	95,913			10,000	**105,913**	168,312	1,912,318	295,000	2042
2043	275,582				**275,582**	90,000	4.75%	11,875	101,875			10,000	**111,875**	163,707	2,076,024	205,000	2043
2044	276,946				**276,946**	95,000	4.75%	7,481	102,481			10,000	**112,481**	164,464	2,240,489	110,000	2044
2045	278,317				**278,317**	110,000	4.75%	2,613	112,613			10,000	**122,613**	155,704	2,396,193	0	2045
Totals (All Years)	**4,259,392**	**0**	**162,629**	**1,120,000**	**5,542,022**	**1,120,000**		**693,046**	**1,813,046**	**18,713**	**1,120,000**	**194,070**	**3,145,829**				

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

Callable Maturities

END OF EXP. PERIOD

Last year of audited financials

TID 7 2026 Cashflow.xlsx
Prepared 8/14/2026

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
14251	**MAYVILLE**		**DODGE**	**07/01/2026**	**ORIGINAL**
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
007	**6**		**09/09/2024**	**09/09/2044**	**N/A**

Section 2 – Beginning Balance	**Amount**
TID fund balance at beginning of year	**$0**

Section 3 – Revenue	**Amount**
Tax increment	$0
Investment income	
Debt proceeds	$1,120,000
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)	**$1,120,000**

Section 4 – Expenditures	Amount
Capital expenditures	$79,643
Administration	
Professional services	$6,420
Interest and fiscal charges	
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	$18,713
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	**$104,926**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$1,015,074**
Future costs	**$5,515,826**
Future revenue	**$4,500,752**
Surplus or deficit	**$0**

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)
004	$0	$0	$0	$0
005	$67,200	$0	$0	$67,200
006	$357,300	$0	$10,800	$368,100
007	$31,300	$0	$0	$31,300
Total	**$455,800**	**$0**	**$10,800**	**$466,600**

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
004	$0	$562,581,400	0.00	$2,501,361	$0
005	$67,200	$562,581,400	0.01	$2,501,361	$250
006	$368,100	$562,581,400	0.07	$2,501,361	$1,751
007	$31,300	$562,581,400	0.01	$2,501,361	$250
Total	**$466,600**	**$562,581,400**	**0.09**	**$2,501,361**	**$2,251**

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per $100,000
$2,251	$0.02251

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	004	$0	$529,075,300	0.00	$2,496,910	$0
2024	005	$0	$529,075,300	0.00	$2,496,910	$0
2024	006	$2,865,700	$529,075,300	0.54	$2,496,910	$13,483
2024	**Total**	**$2,865,700**	**$529,075,300**	**0.54**	**$2,496,910**	**$13,483**
2023	004	$4,400	$484,203,000	0.00	$2,419,651	$0
2023	005	$10,400	$484,203,000	0.00	$2,419,651	$0
2023	006	$-55,500	$484,203,000	-0.01	$2,419,651	$-242
2023	**Total**	**$-40,700**	**$484,203,000**	**-0.01**	**$2,419,651**	**$-242**

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

Section 7 – Contact Information

Contact name **Anastasia Gonstead**	Contact title **Clerk**
Contact email **agonstead@mayvillecity.com**	Contact phone **(920) 387-7900**

RESOLUTION 6087-2026

JOINT REVIEW BOARD – ACKNOWLEDGING FILING OF ANNUAL REPORTS AND COMPLIANCE WITH ANNUAL MEETING REQUIREMENT FOR THE CITY OF MAYVILLE

WHEREAS, Wis. Stat. § 66.1105(4m)(f) requires that 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 Districts No. 4, 5, 6 & 7; and

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

WHEREAS, the JRB met on September 2, 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).

Introduced by: ______________________

Seconded by: ______________________

Vote: ____ Ayes ____ Nays

Passed and approved: _______________

____
Joint Review Board Chairperson

Attest:

____
Anastasia Gonstead – Clerk/Executive Assistant

NOTICE OF JOINT REVIEW BOARD MEETING
CITY OF MAYVILLE, WI

Notice is hereby given that the City of Mayville will hold a Joint Review Board meeting on September 2, 2026 at 2 P.M.

The meeting will be held at the Mayville City Hall, Council Room, located at 15 S. School St. The City will provide virtual attendance information a week prior to the meeting.

The purpose of the meeting is to review the annual reports and the performance and status of each Tax Incremental District governed by the Joint Review Board as required by Wis. Stat. § 66.1105(4m)(f).

The meeting is open to the public. Copies of the annual reports will be available for viewing in the offices of the City Clerk at the Mayville City Hall, located at 15 S. School St., during normal business hours and will be provided upon request.

By Order of the City of Mayville, WI