

FINANCE/PERSONNEL AD HOC COMMITTEE MEETING
MONDAY, August 24, 2020
5:00 PM, ALLOUEZ VILLAGE HALL

1. CALL TO ORDER / ROLL CALL
2. MODIFY / ADOPT AGENDA
3. APPROVAL OF MINUTES FROM JULY 27, 2020
4. ANNOUNCEMENTS
5. DISCUSSION: UPDATE ON 2021 VILLAGE BONDING PLAN
6. DISCUSSION: 2020 EQUALIZED VALUE
7. DISCUSSION: 2020 NET NEW CONSTRUCTION
8. DISCUSSION: 2021 BUDGET
9. DISCUSSION: UPDATE ON REVALUATION/MARKET ADJUSTMENT
10. NEXT MEETING DATE AND AGENDA ITEMS
11. ADJOURNMENT

NOTE: It is possible that members of and a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above noticed meeting to gather information; no action will be taken by any governmental body at the above noticed meeting other than the governmental body specifically referred to above in this notice.

**FINANCE/PERSONNEL AD HOC COMMITTEE MEETING
MONDAY, JULY 27, 2020
5:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER / ROLL CALL

The meeting was called to order by Chairperson Harris at 5:05pm

Present: Harris, Sampson, Lange, Genrich, Beauchamp

Also present: Gehin

MODIFY / ADOPT AGENDA

Genrich/Sampson moved to adopt the agenda as presented. Motion carried.

APPROVAL OF JUNE 29, 2020 MINUTES

Sampson/Genrich moved to approve the June 29, 2020 minutes. Motion carried.

DISCUSSION/ACTION: 2021 BONDING PLAN

Lange/Genrich moved to recommend to the Village Board the 2021 project bond plan with the addition of \$185,000 for new playground at Green Isle Park. Motion carried.

DISCUSSION: 2021 – 2025 CAPITAL FINANCE PLAN

The committee review the Capital Finance Plan 2021 – 2025 as prepared by Ehlers.

Discussion:

- Beauchamp provided a recap of the 2010 Bonding Plan actual vs. proposed
- Should the bonding amounts for 2021, 2023 and 2025 be adjusted
- Increase bonding amounts for 2023 to \$5.25MM and 2025 to \$5.5MM

DISCUSSION/ACTION: UTILITY LATE FEES

Harris/Genrich moved to recommend to the Village Board the continued waving of late fees until the tax lien process to transfer past due balances to the property tax roll is completed in November, 2020. Motion carried.

DISCUSSION/ACTION: AUDIT REPORTS

Beauchamp informed the committee that the 2019 Audit Report should be presented to the Village Board at the August 18th meeting and asked the committee that in the future would it be appropriate for the presentation come to this committee.

Discussion:

- **Would this allow for more discussion opportunities**
- **The Village Board would still need to approve the audit report.**

Harris/Beauchamp moved to recommend that the 2020 Audit Report be presented to the Ad-Hoc Finance Committee upon Village Board approval. Motion carried.

NEXT MEETING DATE AND AGENDA ITEMS

Next meeting will be August 24, 2020 at 5:00pm

Discussion:

- **Meeting on September 14th and 28th**
- **2021 Budget**

ADJOURNMENT

Genrich/Sampson moved to adjourn at 5:56pm. Motion carried

Minutes submitted by Brad Lange, Administrator

8/6/2020

July 8, 2020

Capital Financing Plan 2021-2025

Village of Allouez, WI



Prepared by:

Ehlers
N21W23350 Ridgeview
Parkway West, Suite 100
Waukesha, WI 53188

Advisors:

Greg Johnson
Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Village of Allouez

Existing G.O. Debt Base Case

Existing Debt											
Year	Total Debt Payments	Other Expenses	Less: Sewer	Less: Water	Less: Storm	Less: TIF	Less:		Equalized Value (TID OUT)	Tax Rate	Year
							Premium/Fund Balance	Net Tax Levy			
2020	2,894,852	2,375	(490,140)	(459,660)	(392,803)	(50,000)	(212,738)	1,291,886	1,024,593,000	\$1.26	2020
2021	2,864,349	2,375	(528,813)	(499,821)	(420,514)	(63,707)	(12,054)	1,341,815	1,065,214,800	\$1.26	2021
2022	2,853,309	2,375	(527,225)	(496,623)	(419,734)	(68,950)		1,343,152	1,097,171,244	\$1.22	2022
2023	2,845,695	2,375	(524,230)	(493,294)	(419,697)	(66,750)		1,344,099	1,130,086,381	\$1.19	2023
2024	2,842,730	2,375	(527,083)	(490,074)	(418,570)	(64,825)		1,344,553	1,163,988,973	\$1.16	2024
2025	1,801,239	2,375	(325,403)	(277,522)	(273,461)	(68,100)		859,128	1,198,908,642	\$0.72	2025
2026	1,780,373	2,375	(327,004)	(277,380)	(270,252)	(66,300)		841,812	1,234,875,901	\$0.68	2026
2027	1,734,006	2,375	(323,529)	(267,056)	(267,516)	(64,500)		813,780	1,271,922,178	\$0.64	2027
2028	1,116,189	2,375	(232,973)	(138,719)	(205,989)	(62,700)		478,183	1,310,079,844	\$0.37	2028
2029	1,116,306	2,375	(238,599)	(138,038)	(204,789)	(60,900)		476,355	1,349,382,239	\$0.35	2029
2030	1,031,354	2,375	(237,831)	(142,140)	(208,355)	0		445,402	1,389,863,706	\$0.32	2030
2031	1,026,382	2,375	(236,739)	(142,021)	(206,685)			443,312	1,431,559,617	\$0.31	2031
2032	657,566	2,375	(129,490)	(118,195)	(150,961)			261,295	1,474,506,406	\$0.18	2032
2033	615,706	2,375	(133,131)	(121,630)	(104,755)			258,566	1,518,741,598	\$0.17	2033
2034	607,684	2,375	(131,571)	(119,897)	(102,998)			255,593	1,564,303,846	\$0.16	2034
2035	319,300	2,375	(62,725)	(68,400)	(69,000)			121,550	1,611,232,961	\$0.08	2035
2036	315,825	2,375	(66,000)	(66,600)	(67,200)			118,400	1,659,569,950	\$0.07	2036
2037	317,125	2,375	(64,200)	(69,725)	(70,325)			115,250	1,709,357,049	\$0.07	2037
2038	303,350	2,375	(57,475)	(67,775)	(68,375)			112,100	1,760,637,760	\$0.06	2038
2039	304,500	2,375	(55,825)	(60,900)	(81,200)			108,950	1,813,456,893	\$0.06	2039
Total	27,347,841	47,500	(5,219,986)	(4,515,471)	(4,423,178)	(636,732)	(224,792)	12,375,182			Total

Notes:
 2020 budget has a levy for debt service of \$1,291,886.
 EV Growth at 3%

Village of Allouez, WI

Estimated Financing Plan

	G.O. Bonds 2021	G.O. Bonds 2023	G.O. Bonds 2025	Totals
Projects				
Principal Due levy portion 2011 Bonds 4/1/2021	1,200,000			1,200,000
Principal Due sewer portion 2011 Bonds 4/1/2021	505,000			505,000
Principal Due Storm Water portion 2011 Bonds 4/1/2021	315,000			315,000
Principal Due Water portion 2011 Bonds 4/1/2021	895,000			895,000
Less 10/1/2021 Debt Service Funds on Hand	(56,125)			(56,125)
Streets and Sidewalks	1,604,739	1,883,531	1,892,054	5,380,324
Sewer Projects	1,281,510	1,504,147	1,510,953	4,296,610
Water Projects	837,130	982,565	987,011	2,806,705
Storm Sewer Projects	712,936	836,794	840,580	2,390,310
Parks	455,900	317,963	319,402	1,093,266
Total Project Funds	7,751,090	5,525,000	5,550,000	18,826,090
Estimated Finance Related Expenses				
Municipal Advisor	35,600	30,900	30,900	30,900
Bond Counsel	15,000	15,000	15,000	15,000
Disclosure Counsel	9,000	9,000	9,000	9,000
Rating Agency Fee	15,000	15,000	15,000	15,000
Paying Agent	1,000	1,000	1,000	1,000
Underwriter Discount	12.50	12.50	10.00	10.00
Total Financing Required	7,925,752	5,666,713	5,677,650	
Estimated Interest	0.25%	(3,453)	(3,469)	(3,469)
Assumed spend down (months)	3	3	3	3
Rounding	4,092	1,741	819	
Net Issue Size	7,925,000	5,665,000	5,675,000	19,265,000

Notes:

Village of Allouez

Allocation of Debt Service - Refunding 2011 G.O. Bonds

Year	Levy Portion			Sewer Portion			Storm Water Portion			Water Portion			Totals		
	Principal (4/1)	Interest	Total	Principal (4/1)	Interest	Total	Principal (4/1)	Interest	Total	Principal (4/1)	Interest	Total	Principal	Interest	Total
2020	0		0	0		0	0		0	0		0	0	0	0
2021	0		0	0		0	0		0	0		0	0	0	0
2022	100,000	31,762	131,762	40,000	13,458	53,458	25,000	8,322	33,322	75,000	23,726	98,726	240,000	77,267	317,267
2023	115,000	19,159	134,159	50,000	8,133	58,133	30,000	5,094	35,034	85,000	14,316	99,316	280,000	46,641	326,641
2024	115,000	17,233	132,233	50,000	7,295	57,295	30,000	4,531	34,531	85,000	12,892	97,892	280,000	41,951	321,951
2025	115,000	15,267	130,267	50,000	6,440	56,440	30,000	4,018	34,018	85,000	11,439	96,439	280,000	37,163	317,163
2026	120,000	13,228	133,228	50,000	5,573	55,573	30,000	3,498	33,498	90,000	9,920	99,920	290,000	32,218	322,218
2027	120,000	11,098	131,098	50,000	4,685	54,685	30,000	2,965	32,965	90,000	8,323	98,323	290,000	27,070	317,070
2028	125,000	8,861	133,861	55,000	3,726	58,726	35,000	2,371	37,371	95,000	6,634	101,634	310,000	21,593	331,593
2029	130,000	6,470	136,470	55,000	2,695	57,695	35,000	1,715	36,715	95,000	4,853	99,853	315,000	15,733	330,733
2030	130,000	3,968	133,968	55,000	1,636	56,636	35,000	1,041	36,041	100,000	2,975	102,975	320,000	9,620	329,620
2031	135,000	1,350	136,350	55,000	550	55,550	35,000	350	35,350	100,000	1,000	101,000	325,000	3,250	328,250
Total	1,205,000	128,395	1,333,395	510,000	54,190	564,190	315,000	33,844	348,844	900,000	96,076	996,076	2,930,000	312,504	3,242,504

Notes:

Village of Allouez

Allocation of Debt Service - New Projects 2021

Year	Streets Portion			Sewer Portion			Water Portion			Storm Water Portion			Parks Portion			Totals		
	Principal (4/1)	Interest	Total	Principal (4/1)	Interest	Total	Principal (4/1)	Interest	Total	Principal (4/1)	Interest	Total	Principal (4/1)	Interest	Total	Principal	Interest	Total
2020	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2022	15,000	45,641	60,641	44,934	28,991	28,991	28,991	24,496	24,496	24,496	13,157	23,157	10,000	13,157	25,000	157,218	182,218	
2023	80,000	29,607	109,607	29,956	19,327	19,327	19,327	16,207	16,207	31,207	8,582	18,582	10,000	8,582	105,000	103,679	208,679	
2024	28,947	28,947	28,947	29,956	19,327	19,327	19,327	16,083	16,083	16,083	8,415	18,415	10,000	8,415	10,000	102,728	112,728	
2025	110,000	28,001	138,001	28,838	18,811	18,811	18,811	15,739	15,739	55,739	8,244	18,244	10,000	8,244	350,000	99,633	449,633	
2026	165,000	25,611	190,611	27,720	17,814	17,814	17,814	15,045	15,045	55,045	7,808	47,808	40,000	7,808	300,000	93,998	393,998	
2027	165,000	22,683	187,683	27,540	16,883	16,883	16,883	14,335	14,335	54,335	7,098	47,098	40,000	7,098	315,000	88,538	403,538	
2028	250,000	18,885	268,885	26,620	15,970	15,970	15,970	13,605	13,605	53,605	5,905	95,905	90,000	5,905	510,000	80,985	590,985	
2029	275,000	13,950	288,950	25,120	15,033	15,033	15,033	12,855	12,855	52,855	4,265	89,265	85,000	4,265	530,000	71,233	601,233	
2030	305,000	8,374	313,374	23,580	14,168	14,168	14,168	12,085	12,085	52,085	2,629	87,629	85,000	2,629	550,000	60,835	610,835	
2031	270,000	2,700	272,700	22,000	13,328	13,328	13,328	11,295	11,295	51,295	900	90,900	90,000	900	525,000	50,223	575,223	
2032				20,340	12,340	12,340	12,340	10,465	10,465	50,465					170,000	43,145	213,145	
2033				18,580	11,240	11,240	11,240	9,585	9,585	49,585					170,000	39,405	209,405	
2034				16,703	10,103	10,103	10,103	8,675	8,675	48,675					175,000	35,480	210,480	
2035				14,684	8,915	8,915	8,915	7,725	7,725	47,725					175,000	31,324	206,324	
2036				12,559	7,665	7,665	7,665	6,725	6,725	46,725					175,000	26,949	201,949	
2037				10,370	6,378	6,378	6,378	5,630	5,630	50,630					180,000	22,378	202,378	
2038				8,139	5,065	5,065	5,065	4,449	4,449	49,449					180,000	17,653	197,653	
2039				5,865	3,728	3,728	3,728	3,245	3,245	48,245					180,000	12,838	192,838	
2040				3,549	2,296	2,296	2,296	2,019	2,019	47,019					185,000	7,864	192,864	
2041				1,190	770	770	770	700	700	50,700					190,000	2,660	192,660	
Total	1,635,000	224,408	1,859,408	1,310,000	398,242	1,708,242	1,108,148	248,148	935,962	470,000	67,001	537,001	470,000	67,001	5,000,000	1,148,760	6,148,760	

Notes:

Savings Estimate
G.O. Corporate Purpose Bonds, Series 2011

Existing Debt Service To Be Refunded (No Longer Paid by Village)

G.O. Corporate Purpose Bonds, Series 2011					
Issue Amount Dated	\$4,965,000		5/10/2011		
Year	Prin (4/1)	Rate	Interest	Total	
2020				0	
2021			56,125	56,125	
2022	240,000	3.250%	108,350	348,350	
2023	250,000	3.500%	100,075	350,075	
2024	260,000	3.500%	91,150	351,150	
2025	265,000	4.000%	81,300	346,300	
2026	280,000	4.000%	70,400	350,400	
2027	290,000	4.000%	59,000	349,000	
2028	310,000	4.000%	47,000	357,000	
2029	325,000	4.000%	34,300	359,300	
2030	340,000	4.000%	21,000	361,000	
2031	355,000	4.000%	7,100	362,100	
Total	2,915,000		675,800	3,590,800	

Debt Service After Refunding (to be Paid by Village)

G.O. Refunding Bonds Series 2021					
Issue Amount Dated	\$2,930,000		4/1/2021		
Year	Prin (4/1)	Interest	Total		
2020			0		
2021			0		
2022	240,000	77,267	317,267		
2023	280,000	46,641	326,641		
2024	280,000	41,951	321,951		
2025	280,000	37,163	317,163		
2026	290,000	32,218	322,218		
2027	290,000	27,070	317,070		
2028	310,000	21,593	331,593		
2029	315,000	15,733	330,733		
2030	320,000	9,620	329,620		
2031	325,000	3,250	328,250		
Total	2,930,000	312,504	3,242,504		

Prior Issue DS Funds

0
(56,125)

Total Savings

0
0
31,084
23,434
29,199
29,137
28,183
31,930
25,408
28,568
31,380
33,850
292,171

Total 2,915,000 675,800 3,590,800 2,930,000 312,504 3,242,504 121,131 48,060 33,400 89,581

Plus Rounding 4,727

FUTURE VALUE SAVINGS NET OF COSTS 296,898

PRESENT VALUE SAVINGS AT 8.799% OF REFUNDED PRINCIPAL 256,488

Village of Allouez

Allocation of Debt Service - New Projects 2023

Year	Streets Portion			Water Portion			Storm Water Portion			Parks Portion			Totals		
	Principal (4/1)	Interest (4/1)	Total	Principal (4/1)	Interest (4/1)	Total	Principal (4/1)	Interest (4/1)	Total	Principal (4/1)	Interest (4/1)	Total	Principal	Interest	Total
2023															
2024	101,588	101,588	101,588												
2025	415,000	60,463	475,463	85,000	33,863	118,863	80,000	28,525	108,525	44,888	44,888	17,063	645,000	177,450	284,550
2026	120,000	51,100	171,100	35,000	31,763	66,763	25,000	26,688	51,688	10,000	10,850	10,850	245,000	162,050	407,050
2027	130,000	46,725	176,725	35,000	30,538	65,538	35,000	25,638	60,638	10,000	10,663	10,663	290,000	152,863	442,863
2028	150,000	41,825	191,825	35,000	29,313	64,313	35,000	24,413	59,413	45,000	8,663	53,663	325,000	142,275	467,275
2029	150,000	36,575	186,575	40,000	28,000	68,000	35,000	23,188	58,188	45,000	7,088	52,088	330,000	130,988	460,988
2030	175,000	30,888	205,888	40,000	26,600	66,600	35,000	21,963	56,963	45,000	5,513	50,513	355,000	119,175	474,175
2031	210,000	24,150	234,150	40,000	25,200	65,200	35,000	20,738	55,738	45,000	3,938	48,938	395,000	106,225	501,225
2032	295,000	15,313	310,313	40,000	23,800	63,800	35,000	19,513	54,513	45,000	2,363	47,363	480,000	91,088	571,088
2033	290,000	5,075	295,075	60,000	22,050	82,050	50,000	18,025	68,025	45,000	788	45,788	515,000	73,850	588,850
2034				60,000	19,950	79,950	50,000	16,275	66,275				180,000	61,863	241,863
2035				100,000	23,275	123,275	50,000	14,525	64,525				210,000	55,650	265,650
2036				100,000	20,825	120,825	60,000	15,750	75,750	62,775	62,775	12,775	210,000	49,350	259,350
2037				100,000	18,375	118,375	60,000	13,650	73,650	61,025	61,025	11,025	210,000	43,050	253,050
2038				100,000	15,838	115,838	60,000	11,550	71,550	59,275	59,275	9,275	210,000	36,663	246,663
2039				100,000	13,213	113,213	60,000	9,450	69,450	57,525	57,525	7,525	210,000	30,188	240,188
2040				100,000	10,500	110,500	60,000	7,350	67,350	55,775	55,775	5,775	210,000	23,625	233,625
2041				110,000	7,613	117,613	60,000	5,250	65,250	54,025	54,025	4,025	220,000	16,888	236,888
2042				110,000	4,638	114,638	60,000	3,150	63,150	52,275	52,275	2,275	220,000	10,063	230,063
2043				105,000	1,575	106,575	60,000	1,050	61,050	40,700	40,700	700	205,000	3,325	208,325
Total	1,985,000	413,700	2,348,700	1,010,000	409,150	1,419,150	855,000	337,750	1,192,750	325,000	77,525	402,525	5,665,000	1,771,175	7,436,175

Notes:

Village of Allouez

Allocation of Debt Service - New Projects 2025

Year	Streets Portion		Sewer Portion		Water Portion		Storm Water Portion		Parks Portion		Totals	
	Principal (4/1)	Interest	Principal (4/1)	Interest	Principal (4/1)	Interest	Principal (4/1)	Interest	Principal (4/1)	Interest	Principal	Interest
2025	100,000	106,969	45,000	85,781	56,813	56,813	25,000	39,469	10,000	16,888	180,000	305,919
2026	150,000	166,000	55,000	55,031	77,125	77,125	25,000	25,219	10,000	10,850	280,000	194,225
2027	150,000	60,375	60,000	52,875	112,875	112,875	25,000	24,281	35,000	10,063	310,000	183,219
2028	150,000	54,750	60,000	50,625	110,625	74,125	30,000	23,250	35,000	8,838	315,000	171,588
2029	150,000	49,125	65,000	48,281	113,281	77,531	30,000	22,125	35,000	7,613	325,000	159,675
2030	150,000	43,500	65,000	45,844	110,844	80,750	30,000	21,000	40,000	6,300	335,000	147,394
2031	270,000	35,625	65,000	43,406	108,406	83,781	30,000	19,875	40,000	4,900	460,000	132,588
2032	270,000	25,500	70,000	40,875	110,875	81,719	30,000	18,750	40,000	3,500	465,000	115,344
2033	270,000	15,375	75,000	38,156	113,156	79,656	35,000	17,531	40,000	2,100	475,000	97,819
2034	275,000	5,156	75,000	35,344	110,344	77,594	35,000	16,219	40,000	700	480,000	80,013
2035			80,000	32,438	112,438	75,531	35,000	14,906			170,000	67,875
2036			85,000	29,344	114,344	73,469	35,000	13,594			175,000	61,406
2037			85,000	26,156	111,156	71,406	40,000	12,188			180,000	54,750
2038			85,000	22,969	107,969	74,250	40,000	10,688			185,000	47,906
2039			90,000	19,688	109,688	72,000	40,000	9,188			190,000	40,875
2040			90,000	16,313	106,313	64,844	40,000	7,688			185,000	33,844
2041			95,000	12,844	107,844	67,688	45,000	6,094			200,000	26,625
2042			95,000	9,281	104,281	65,438	45,000	4,406			200,000	19,125
2043			100,000	5,625	105,625	63,188	45,000	2,719			205,000	11,551
2044			100,000	1,875	101,875	56,031	50,000	938			205,000	3,844
2045												
Total	1,935,000	462,375	1,540,000	672,750	2,212,750	1,448,563	1,010,000	438,563	710,000	310,125	5,520,000	1,955,563
									325,000	71,750	396,750	7,475,563
Total												

Notes:

Village of Allouez

Tax Impact Analysis - 3% EV Growth

Year	Existing Debt (Less Refunding)				Proposed Debt Issues												Levy and Tax Rate					
	Total Debt Payments	Less: Other Expenses	Less: Other revenues	Net Tax Levy	Equalized Value (TID OUT)	Tax Rate	G.O. Bonds, Series 2021			G.O. Bonds, Series 2023A			G.O. Bonds, Series 2025A			Total Net Debt Service Levy	Total Tax Rate for debt service	Levy Change from prior year	Year			
							Dated Date:	Principal	Est. Rate	Interest	Dated Date:	Principal	Est. Rate	Interest	Dated Date:	Principal	Est. Rate	Interest				
2020	2,894,852	2,375	(1,605,341)	1,291,886	1,024,593,000	\$1.26													1,291,886	\$1.26		2020
2021	2,864,349	2,375	(1,524,909)	1,341,815	1,055,214,800	\$1.26													1,341,815	\$1.26	49,928	2021
2022	2,504,959	2,375	(1,336,945)	1,170,389	1,097,171,244	\$1.07													1,385,949	\$1.26	44,134	2022
2023	2,495,620	2,375	(1,327,552)	1,170,442	1,130,086,381	\$1.04													1,432,750	\$1.27	46,842	2023
2024	2,491,580	2,375	(1,323,630)	1,170,325	1,165,988,973	\$1.01				297,413									1,481,432	\$1.27	48,642	2024
2025	1,454,939	2,375	(769,536)	687,788	1,198,908,642	\$0.57				186,988									1,480,499	\$1.23	(933)	2025
2026	1,429,973	2,375	(764,468)	667,880	1,234,875,901	\$0.54				171,413									1,475,902	\$1.20	(4,597)	2026
2027	1,385,006	2,375	(746,876)	640,505	1,271,922,178	\$0.50				162,050									1,474,983	\$1.16	(919)	2027
2028	759,189	2,375	(460,702)	300,862	1,310,079,844	\$0.23				151,288									1,310,170	\$1.00	(164,813)	2028
2029	757,006	2,375	(461,045)	298,335	1,349,382,239	\$0.22				139,825									1,309,750	\$0.97	(420)	2029
2030	670,354	2,375	(406,746)	265,982	1,389,863,706	\$0.19				70,455									1,308,296	\$0.94	(1,454)	2030
2031	664,282	2,375	(402,868)	265,789	1,431,559,617	\$0.18				53,473									1,295,564	\$0.91	(12,732)	2031
2032	657,566	2,375	(398,646)	261,295	1,474,506,406	\$0.18				43,145									978,158	\$0.66	(317,407)	2032
2033	615,706	2,375	(359,515)	258,566	1,518,741,598	\$0.17				39,105									946,816	\$0.62	(31,342)	2033
2034	607,684	2,375	(354,467)	255,593	1,564,303,846	\$0.16				35,480									591,180	\$0.38	(355,636)	2034
2035	319,300	2,375	(200,125)	121,550	1,611,232,961	\$0.08				31,324									449,806	\$0.28	(141,374)	2035
2036	315,825	2,375	(199,800)	118,400	1,659,569,950	\$0.07				26,949									124,700	\$0.08	(325,106)	2036
2037	317,125	2,375	(204,250)	115,250	1,709,357,049	\$0.07				22,378									120,500	\$0.07	(4,200)	2037
2038	303,350	2,375	(193,625)	112,100	1,760,637,760	\$0.06				17,853									116,888	\$0.07	(4,113)	2038
2039	304,500	2,375	(197,925)	108,950	1,813,456,893	\$0.06				12,838									112,363	\$0.06	(4,025)	2039
2040	0	2,375		2,375	1,867,860,600	\$0.00				7,864									5,000	\$0.00	(107,363)	2040
2041	0	2,375		0	1,923,896,418	\$0.00				2,660									1,838	\$0.00	(3,163)	2041
2042	0	2,375		0	1,981,613,310	\$0.00				11,025									963	\$0.00	(875)	2042
2043	0	2,375		0	2,041,061,709	\$0.00				3,588									263	\$0.00	(700)	2043
2044	0	2,375		0	2,102,293,561	\$0.00													0	\$0.00	(263)	2044
2045	0	2,375		0	2,165,362,368	\$0.00													0	\$0.00	0	2045
Total	23,813,166	49,875	(13,238,962)	10,624,079			7,930,000	5,665,000	1,903,825	1,461,264	5,665,000	1,903,825	1,960,688	1,960,688	5,520,000	1,903,825	1,960,688	1,960,688	20,036,745		(4,971,936)	Total

Notes:

Village of Allouez

Tax Impact Analysis - 2% EV Growth

Year	Existing Debt (Less Refunding)				G.O. Bonds, Series 2021				G.O. Bonds, Series 2023A				G.O. Bonds, Series 2025A				Levy and Tax Rate					
	Total Debt Payments	Less: Other Expenses	Less: Other revenues	Net Tax Levy	Dated Date: 04/01/21	Principal	Est. Rate	Interest	Dated Date: 04/01/23	Principal	Est. Rate	Interest	Dated Date: 04/01/25	Principal	Est. Rate	Interest	Less: Sewer	Less: Storm	Less: Water	Total Net Debt Service Levy	Total Tax Rate for debt service	Levy Change from prior Year
2020	2,894,852	2,375	(1,605,341)	1,291,886	1,024,593,000	\$1.26														1,291,886	\$1.26	
2021	2,864,349	2,375	(1,524,909)	1,341,815	1,065,214,800	\$1.26	234,484													1,341,815	\$1.26	49,928
2022	2,504,959	2,375	(1,336,945)	1,170,389	1,086,519,086	\$1.08	385,000	1.60%	150,320	265,000	3.50%	186,988	180,000	3.75%	307,125	(98,392)	(57,817)	(127,716)	1,385,949	\$1.28	44,134	
2023	2,495,620	2,375	(1,327,552)	1,170,442	1,108,249,478	\$1.06	290,000	1.65%	150,320	385,000	3.50%	162,050	280,000	3.75%	195,000	(88,089)	(66,240)	(118,643)	1,432,790	\$1.29	46,842	
2024	2,491,580	2,375	(1,323,630)	1,170,325	1,130,414,467	\$1.04	290,000	1.70%	144,679	290,000	3.50%	152,288	310,000	3.75%	185,938	(155,239)	(95,502)	(170,244)	1,481,432	\$1.31	48,642	
2025	1,454,939	2,375	(769,526)	687,788	1,133,022,757	\$0.60	630,000	1.72%	136,796	645,000	3.50%	186,988	180,000	3.75%	307,125	(313,678)	(198,282)	(294,112)	1,480,499	\$1.28	(933)	
2026	1,423,973	2,375	(764,468)	657,880	1,176,083,212	\$0.57	590,000	1.75%	126,215	245,000	3.50%	171,413	180,000	3.75%	307,125	(310,724)	(204,699)	(296,309)	1,475,902	\$1.25	(4,597)	
2027	1,385,006	2,375	(746,876)	640,505	1,199,604,876	\$0.53	605,000	1.80%	115,608	290,000	3.50%	162,050	280,000	3.75%	195,000	(307,156)	(198,156)	(307,868)	1,474,983	\$1.23	(919)	
2028	759,489	2,375	(460,702)	300,862	1,223,596,974	\$0.25	820,000	1.85%	102,578	325,000	3.50%	152,288	310,000	3.75%	185,938	(376,284)	(199,670)	(307,541)	1,310,170	\$1.07	(164,813)	
2029	757,006	2,375	(461,045)	298,336	1,248,068,913	\$0.24	845,000	1.90%	86,965	330,000	3.50%	159,825	310,000	3.75%	172,219	(369,578)	(201,088)	(307,010)	1,309,750	\$1.05	(420)	
2030	670,354	2,375	(406,746)	265,982	1,273,030,291	\$0.21	870,000	1.95%	70,455	355,000	3.50%	127,838	325,000	3.75%	160,219	(367,710)	(197,714)	(301,274)	1,308,296	\$1.03	(1,454)	
2031	664,282	2,375	(402,868)	263,789	1,298,490,897	\$0.20	850,000	2.00%	53,473	395,000	3.50%	114,713	335,000	3.75%	147,844	(365,594)	(193,383)	(305,278)	1,295,564	\$1.00	(12,732)	
2032	657,566	2,375	(398,646)	261,295	1,324,460,715	\$0.20	170,000	2.15%	43,145	480,000	3.50%	99,400	460,000	3.75%	132,938	(303,846)	(154,853)	(209,921)	978,158	\$0.74	(317,407)	
2033	615,706	2,375	(359,515)	255,566	1,350,949,930	\$0.19	170,000	2.25%	39,405	515,000	3.50%	81,988	465,000	3.75%	115,594	(307,368)	(166,360)	(225,009)	946,816	\$0.70	(31,342)	
2034	607,684	2,375	(354,467)	255,595	1,377,968,928	\$0.18	175,000	2.30%	35,480	180,000	3.50%	69,825	475,000	3.75%	97,969	(310,496)	(167,481)	(219,709)	591,180	\$0.43	(355,636)	
2035	319,300	2,375	(200,125)	121,550	1,405,528,307	\$0.09	175,000	2.45%	31,324	210,000	3.50%	63,000	480,000	3.75%	80,063	(333,303)	(163,469)	(214,359)	449,806	\$0.32	(443,374)	
2036	315,825	2,375	(199,800)	118,400	1,433,638,873	\$0.08	180,000	2.55%	26,949	210,000	3.50%	55,650	170,000	3.75%	67,875	(330,821)	(159,406)	(208,946)	124,700	\$0.09	(325,106)	
2037	317,125	2,375	(204,250)	115,250	1,462,311,650	\$0.08	180,000	2.60%	22,378	210,000	3.50%	48,300	175,000	3.75%	61,406	(328,089)	(160,249)	(203,496)	120,500	\$0.08	(4,200)	
2038	303,350	2,375	(193,625)	113,100	1,491,557,883	\$0.08	180,000	2.65%	17,653	210,000	3.50%	40,950	180,000	3.75%	54,750	(320,133)	(160,911)	(198,021)	116,388	\$0.08	(4,113)	
2039	304,500	2,375	(197,925)	108,950	1,521,389,041	\$0.07	180,000	2.70%	12,838	210,000	3.50%	33,600	185,000	3.75%	47,906	(312,046)	(156,458)	(197,428)	112,363	\$0.07	(4,025)	
2040	0	2,375		2,375	1,551,816,822	\$0.00	185,000	2.75%	7,864	210,000	3.50%	26,250	190,000	3.75%	40,875	(308,736)	(151,981)	(196,646)	5,000	\$0.00	(107,363)	
2041	0	2,375		2,375	1,582,853,158	\$0.00	190,000	2.80%	2,660	220,000	3.50%	18,725	185,000	3.75%	33,844	(310,115)	(152,413)	(185,864)	1,838	\$0.00	(3,163)	
2042	0	2,375		2,375	1,614,510,221	\$0.00	220,000	3.50%	11,025	220,000	3.50%	11,025	200,000	3.75%	26,625	(222,481)	(103,369)	(130,838)	963	\$0.00	(875)	
2043	0	2,375		2,375	1,646,800,426	\$0.00	205,000	3.50%	3,588	205,000	3.50%	3,588	200,000	3.75%	19,125	(210,856)	(90,106)	(126,488)	263	\$0.00	(700)	
2044	0	2,375		2,375	1,679,736,434	\$0.00	205,000	3.75%	11,531	205,000	3.75%	11,531	205,000	3.75%	11,531	(105,625)	(47,719)	(63,188)	0	\$0.00	(263)	
2045	0	2,375		2,375	1,713,331,163	\$0.00	205,000	3.75%	3,844	205,000	3.75%	3,844	205,000	3.75%	3,844	(101,875)	(50,938)	(56,031)	0	\$0.00	0	
Total	23,813,166	49,875	(13,238,962)	10,624,079		7,930,000	1,461,264		1,903,825	5,665,000	1,960,688		5,520,000	(6,538,232)	(3,497,681)	(4,971,936)			20,036,745			

Notes:

Village of Allouez

G.O. Debt Capacity Projection 3% growth

Existing & Proposed Debt

Year Ending	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	% of Limit	G.O. Note 2020	G.O. Bonds 2021	G.O. Bonds 2023	G.O. Bonds 2025	Combined Principal existing & proposed	% of Limit	Residual Capacity	Year Ending
2019	1,057,335,000	52,866,750	22,905,355	43%					\$22,905,355	43%	\$29,961,395	2019
2020	1,104,298,100	55,214,905	20,684,598	37%	1,375,000				\$22,059,598	40%	\$33,155,307	2020
2021	1,137,427,043	56,871,352	15,472,919	27%	1,239,022	7,930,000			\$24,641,941	43%	\$32,229,412	2021
2022	1,171,549,854	58,577,493	13,370,289	23%	1,117,047	7,665,000			\$22,152,336	38%	\$36,425,157	2022
2023	1,206,696,350	60,334,817	11,226,680	19%	991,412	7,280,000	5,665,000		\$25,163,092	42%	\$35,171,726	2023
2024	1,242,897,240	62,144,862	9,037,062	15%	862,091	6,990,000	5,665,000		\$22,554,153	36%	\$39,590,709	2024
2025	1,280,184,158	64,009,208	7,841,407	12%	728,807	6,360,000	5,020,000	5,520,000	\$25,470,214	40%	\$38,538,994	2025
2026	1,318,589,682	65,929,484	6,634,681	10%	591,526	5,770,000	4,775,000	5,340,000	\$23,111,207	35%	\$42,818,277	2026
2027	1,358,147,373	67,907,369	5,436,854	8%	450,126	5,165,000	4,485,000	5,060,000	\$20,596,980	30%	\$47,310,388	2027
2028	1,398,891,794	69,944,590	4,837,892	7%	304,521	4,345,000	4,160,000	4,750,000	\$18,397,413	26%	\$51,547,176	2028
2029	1,440,858,548	72,042,927	4,222,762	6%	154,511	3,500,000	3,830,000	4,435,000	\$16,142,273	22%	\$55,900,655	2029
2030	1,484,084,304	74,204,215	3,676,427	5%	0	2,630,000	3,475,000	4,110,000	\$13,891,427	19%	\$60,312,788	2030
2031	1,528,606,833	76,430,342	3,118,852	4%		1,780,000	3,080,000	3,775,000	\$11,753,852	15%	\$64,676,490	2031
2032	1,574,465,038	78,723,252	2,550,000	3%		1,610,000	2,600,000	3,315,000	\$10,075,000	13%	\$68,648,252	2032
2033	1,621,698,990	81,084,949	2,005,000	2%		1,440,000	2,085,000	2,850,000	\$8,380,000	10%	\$72,704,949	2033
2034	1,670,349,959	83,517,498	1,450,000	2%		1,265,000	1,905,000	2,375,000	\$6,995,000	8%	\$76,522,498	2034
2035	1,720,460,458	86,023,023	1,170,000	1%		1,090,000	1,695,000	1,895,000	\$5,850,000	7%	\$80,173,023	2035
2036	1,772,074,272	88,603,714	885,000	1%		915,000	1,485,000	1,725,000	\$5,010,000	6%	\$83,593,714	2036
2037	1,825,236,500	91,261,825	590,000	1%		735,000	1,275,000	1,550,000	\$4,150,000	5%	\$87,111,825	2037
2038	1,879,993,595	93,999,680	300,000	0%		555,000	1,065,000	1,370,000	\$3,290,000	4%	\$90,709,680	2038
2039	1,936,393,403	96,819,670	0	0%		375,000	855,000	1,185,000	\$2,415,000	2%	\$94,404,670	2039
2040	1,994,485,205	99,724,260				190,000	645,000	995,000	\$1,830,000	2%	\$97,894,260	2040
2041	2,054,319,761	102,715,988				0	425,000	810,000	\$1,235,000	1%	\$101,480,988	2041
2042	2,115,949,354	105,797,468					610,000	610,000	\$610,000	1%	\$105,187,468	2042
2043	2,179,427,834	108,971,392					410,000	410,000	\$410,000	0%	\$108,561,392	2043
2044	2,244,810,669	112,240,533					205,000	205,000	\$205,000	0%	\$112,035,533	2044
2045	2,312,154,990	115,607,749					0	0	\$0	0%	\$115,607,749	2045

Notes:

Village of Allouez

G.O. Debt Capacity Projection 2% growth

Existing & Proposed Debt

Year Ending	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	% of Limit	G.O. Note 2020	G.O. Bonds 2021	G.O. Bonds 2023	G.O. Bonds 2025	Principal existing & proposed	% of Limit	Residual Capacity	Year Ending
2019	1,057,335,000	52,866,750	22,905,355	43%					\$22,905,355	43%	\$29,961,395	2019
2020	1,104,298,100	55,214,905	20,684,598	37%	1,375,000				\$22,059,598	40%	\$33,155,307	2020
2021	1,126,384,062	56,319,203	15,472,919	27%	1,239,022	7,930,000			\$24,641,941	44%	\$31,677,263	2021
2022	1,148,911,743	57,445,587	13,370,289	23%	1,117,047	7,665,000			\$22,152,336	39%	\$35,293,252	2022
2023	1,171,889,978	58,594,499	11,226,680	19%	991,412	7,280,000	5,665,000		\$25,163,092	43%	\$33,431,407	2023
2024	1,195,327,778	59,766,389	9,037,062	15%	862,091	6,990,000	5,665,000		\$22,554,153	38%	\$37,212,235	2024
2025	1,219,234,333	60,961,717	7,841,407	13%	728,807	6,360,000	5,020,000	5,520,000	\$25,470,214	42%	\$35,491,503	2025
2026	1,243,619,020	62,180,951	6,634,681	11%	591,526	5,770,000	4,775,000	5,340,000	\$23,111,207	37%	\$39,069,744	2026
2027	1,268,491,400	63,424,570	5,436,854	9%	450,126	5,165,000	4,485,000	5,060,000	\$20,596,980	32%	\$42,827,590	2027
2028	1,293,861,228	64,693,061	4,837,892	7%	304,521	4,345,000	4,160,000	4,750,000	\$18,397,413	28%	\$46,295,648	2028
2029	1,319,738,453	65,986,923	4,222,762	6%	154,511	3,500,000	3,830,000	4,435,000	\$16,142,273	24%	\$49,844,650	2029
2030	1,346,133,222	67,306,661	3,676,427	5%	0	2,630,000	3,475,000	4,110,000	\$13,891,427	21%	\$53,415,234	2030
2031	1,373,055,886	68,652,794	3,118,852	5%		1,780,000	3,080,000	3,775,000	\$11,753,852	17%	\$56,898,942	2031
2032	1,400,517,004	70,025,850	2,550,000	4%		1,610,000	2,600,000	3,315,000	\$10,075,000	14%	\$59,950,850	2032
2033	1,428,527,344	71,426,367	2,005,000	3%		1,440,000	2,085,000	2,850,000	\$8,380,000	12%	\$63,046,367	2033
2034	1,457,097,891	72,854,895	1,450,000	2%		1,265,000	1,905,000	2,375,000	\$6,995,000	10%	\$65,859,895	2034
2035	1,486,239,849	74,311,992	1,170,000	2%		1,090,000	1,695,000	1,895,000	\$5,850,000	8%	\$68,461,992	2035
2036	1,515,964,646	75,798,232	885,000	1%		915,000	1,485,000	1,725,000	\$5,010,000	7%	\$70,788,232	2036
2037	1,546,283,939	77,314,197	590,000	1%		735,000	1,275,000	1,550,000	\$4,450,000	5%	\$73,164,197	2037
2038	1,577,209,618	78,860,481	300,000	0%		555,000	1,065,000	1,370,000	\$3,290,000	4%	\$75,570,481	2038
2039	1,608,753,810	80,437,690	0	0%		375,000	855,000	1,185,000	\$2,415,000	3%	\$78,022,690	2039
2040	1,640,928,886	82,046,444				190,000	645,000	995,000	\$1,830,000	2%	\$80,216,444	2040
2041	1,673,747,464	83,687,373				0	425,000	810,000	\$1,235,000	1%	\$82,452,373	2041
2042	1,707,222,413	85,361,121						610,000	\$610,000	1%	\$84,751,121	2042
2043	1,741,366,861	87,068,343						410,000	\$410,000	0%	\$86,658,343	2043
2044	1,776,194,199	88,809,710						205,000	\$205,000	0%	\$88,604,710	2044
2045	1,811,718,083	90,585,904						0	\$0	0%	\$90,585,904	2045

Notes:

Village of Allouez

Summary of Sewer Utility Debt Service

Sewer Utility Debt Service											
Year	2011 G.O. Bonds	2014 G.O. Bonds	2016 G.O. Bonds	2017 G.O. Notes	2019 G.O. Bonds	Prop. 2021 G.O. Bonds	Prop. 2023 G.O. Bonds	Prop. 2025 G.O. Bonds	Total	Coverage Ratio 2018 Net Revenues	Year
										\$645,225	
2020	104,020	64,838	246,050	42,900	32,333				490,140	1.32	2020
2021	101,992	64,796	246,500	46,925	68,600				528,813	1.22	2021
2022		64,718	236,950	55,725	67,000	98,392			522,784	1.23	2022
2023		64,604	247,300	44,525	65,400	88,089			509,917	1.27	2023
2024		64,454	247,450	43,475	68,925	87,251	67,988		579,542	1.11	2024
2025		64,268		91,675	67,575	215,278	98,400		537,196	1.20	2025
2026		64,046		94,050	66,225	83,293	96,650	130,781	535,044	1.21	2026
2027		64,970		91,350	64,875	102,225	94,900	110,031	528,351	1.22	2027
2028		64,640			63,525	165,346	98,063	112,875	504,448	1.28	2028
2029		65,422			67,100	162,815	96,138	110,625	502,099	1.29	2029
2030		66,062			65,600	160,216	94,213	113,281	499,372	1.29	2030
2031		66,553			64,100	157,550	97,200	110,844	496,247	1.30	2031
2032		66,890			62,600	100,340	95,100	108,406	433,336	1.49	2032
2033		67,106			66,025	98,580	97,913	110,875	440,498	1.46	2033
2034		67,196			64,375	101,703	95,638	113,156	442,068	1.46	2034
2035					62,725	99,684	123,275	110,344	396,028	1.63	2035
2036					66,000	97,559	120,825	112,438	396,821	1.63	2036
2037					64,200	95,370	118,375	114,344	392,289	1.64	2037
2038					57,475	93,139	115,838	111,156	377,608	1.71	2038
2039					55,825	90,865	113,213	107,969	367,871	1.75	2039
2040						88,549	110,500	109,688	308,736	2.09	2040
2041						86,190	117,613	106,313	310,115	2.08	2041
2042							114,638	107,844	222,481	2.90	2042
2043							106,575	104,281	210,856	3.06	2043
2044								105,625	105,625	6.11	2044
2045								101,875	101,875	6.33	2045
Total	206,012	980,557	1,224,250	510,625	1,260,483	2,272,432	2,073,050	2,212,750	10,740,158		Total

Notes:

Village of Allouez

Summary of Water Utility Debt Service

Year	Water Utility Debt Service											Coverage Ratio 2018 Net Revenues	Year		
	2011 G.O. Bonds	2012 SDWFL	2014 G.O. Bonds	2015 SDWFL	2016 G.O. Bonds	2017 G.O. Notes	2019 G.O. Bonds	Prop. 2021 G.O. Bonds	Prop. 2023 G.O. Bonds	Prop. 2025 G.O. Bonds	Total				
													\$1,104,253		
2020	21,337	152,177	47,953	116,339	295,700	56,950	37,720						728,176	1.52	2020
2021	19,924	152,155	47,922	116,326	295,250	60,675	76,050						768,302	1.44	2021
2022		152,133	47,864	116,314	294,700	59,325	74,250	127,716					872,301	1.27	2022
2023		152,109	47,780	116,301	303,950	48,125	72,450	118,643					859,358	1.28	2023
2024		152,086	47,669	116,288	303,000	47,075	70,875	117,219	53,025				907,237	1.22	2024
2025		152,062	47,531	116,275		139,600	69,525	175,250	118,863				819,105	1.35	2025
2026		152,038	47,367	116,262		135,700	73,100	172,734	66,763	56,813			820,775	1.35	2026
2027		152,013	48,050	116,248		126,875	71,600	165,205	65,538	77,125			822,654	1.34	2027
2028		151,987	47,806	116,235			70,100	167,604	64,313	75,625			693,670	1.59	2028
2029		151,962	48,385	116,221			68,600	164,885	68,000	74,125			692,177	1.60	2029
2030		151,935	48,858	116,206			72,025	157,143	66,600	77,531			690,298	1.60	2030
2031		151,909	49,221	116,192			70,375	159,328	65,200	80,750			692,974	1.59	2031
2032		151,881	49,470	116,177			68,725	62,340	63,800	83,781			596,175	1.85	2032
2033			49,630	116,162			72,000	61,240	82,050	81,719			462,801	2.39	2033
2034			49,697	116,147			70,200	60,103	79,950	79,656			455,753	2.42	2034
2035				116,132			68,400	58,915	77,850	77,594			398,890	2.77	2035
2036							66,600	57,665	75,750	75,531			275,546	4.01	2036
2037							69,725	56,378	73,650	73,469			273,221	4.04	2037
2038							67,775	55,065	71,550	71,406			265,796	4.15	2038
2039							60,900	53,728	69,450	74,250			258,328	4.27	2039
2040								57,296	67,350	72,000			196,646	5.62	2040
2041								55,770	65,250	64,844			185,864	5.94	2041
2042									63,150	67,688			130,838	8.44	2042
2043									61,050	65,438			126,488	8.73	2043
2044										63,188			63,188	17.48	2044
2045										56,031			56,031	19.71	2045
Total	41,262	1,976,447	725,203	1,859,825	1,492,600	674,325	1,370,995	2,104,224	1,419,150	1,448,563			13,112,593		Total

Notes:

Village of Allouez

Summary of Storm Water Utility Debt Service

Storm Sewer Utility Debt Service																			
Year	2011 G.O.		2014 G.O.		2016 G.O.		2017 G.O.		2019 G.O.		2021 G.O.		2023 G.O.		2025 G.O.		Total	Coverage Ratio 2018 Net Revenues	Year
	Bonds	2012 CWFL	Bonds	Bonds	Bonds	Bonds	Notes	Bonds	Bonds	Bonds	Bonds	Bonds	Bonds	Bonds	Bonds	Bonds			
2020	52,410	44,706	31,068	192,350	44,375	27,894											392,803	0.75	2020
2021	52,374	44,692	31,048	198,750	38,400	55,250											420,514	0.70	2021
2022		44,678	31,010	204,950	32,575	54,250	57,817										425,281	0.70	2022
2023		44,663	30,956	201,050	36,750	53,250	66,240										432,910	0.68	2023
2024		44,648	30,884	207,050	30,925	52,375	50,614	44,888									461,384	0.64	2024
2025		44,633	30,795		64,650	81,175	89,757	108,525									419,535	0.71	2025
2026		44,617	30,688		67,775	74,600	88,543	51,688									422,379	0.70	2026
2027		44,600	31,131		60,900	78,025	87,300	60,638									412,813	0.72	2027
2028		44,583	30,973			76,375	90,976	59,413									351,601	0.84	2028
2029		44,566	31,348			74,725	89,570	58,188									351,646	0.84	2029
2030		44,548	31,654			78,000	88,126	56,963									351,416	0.84	2030
2031		44,529	31,890			76,200	86,645	55,738									346,001	0.86	2031
2032		44,510	32,051			74,400	50,465	54,513									305,814	0.97	2032
2033			32,155			72,600	49,585	68,025									271,115	1.09	2033
2034			32,198			70,800	48,675	66,275									270,479	1.10	2034
2035						69,000	47,725	64,525									232,469	1.27	2035
2036						67,200	46,725	62,775									226,606	1.31	2036
2037						70,325	50,630	61,025									230,574	1.28	2037
2038						68,375	49,449	59,275									229,286	1.29	2038
2039						81,200	48,245	57,525									237,658	1.25	2039
2040							47,019	55,775									151,981	1.95	2040
2041							50,700	54,025									152,413	1.94	2041
2042								52,275									103,369	2.87	2042
2043								40,700									90,106	3.29	2043
2044																	47,719	6.21	2044
2045																	50,938	5.81	2045
Total	104,784	579,973	469,850	1,004,150	376,350	1,356,019	1,284,806	1,192,750	1,020,125	7,388,807									Total

Notes:

Bank Loan to Taxable G.O. Note

Issue		G.O. Note				Total
Amount Dated		Prin (3/15)	Rate	Interest		
			\$1,375,000	8/22/2020	0	
Year						
2020					0	
2021		135,978	3.000%	23,168	159,146	
2022		121,975	3.000%	37,171	159,146	
2023		125,634	3.000%	33,511	159,145	
2024		129,322	3.000%	29,824	159,146	
2025		133,283	3.000%	25,863	159,146	
2026		137,282	3.000%	21,864	159,146	
2027		141,400	3.000%	17,746	159,146	
2028		145,605	3.000%	13,541	159,146	
2029		150,010	3.000%	9,136	159,146	
2030		154,511	3.000%	4,635	159,146	
Total		1,375,000		216,459	1,591,459	

Issue		Taxable G.O. Note				Total
Amount Dated		Prin (3/1)	Est. Rate	Interest		
			\$1,445,000	10/1/2020	0	
Year						
2020					0	
2021		140,000	0.200%	10,101	150,101	
2022		140,000	0.300%	10,683	150,683	
2023		140,000	0.450%	10,158	150,158	
2024		145,000	0.550%	9,444	154,444	
2025		145,000	0.700%	8,538	153,538	
2026		145,000	0.800%	7,450	152,450	
2027		145,000	1.000%	6,145	151,145	
2028		145,000	1.100%	4,623	149,623	
2029		150,000	1.200%	2,925	152,925	
2030		150,000	1.350%	1,013	151,013	
Total		1,445,000		71,078	1,516,078	

Difference

0
9,045
8,464
8,988
4,702
5,609
6,696
8,001
9,524
6,221
8,134

75,381

Estimated rates based on 7/27/2020 A1 taxable scale

NET NEW CONSTRUCTION 2020

COMUN CODE	MUNICIPALITY	2019 EQUALIZED VALUE	2020 NET NEW CONSTRUCTION	PERCENT
05010	TOWN OF EATON	152,084,000	2,859,000	1.88%
05012	TOWN OF GLENMORE	116,245,000	1,079,600	0.93%
05014	TOWN OF GREEN BAY	262,292,400	5,029,000	1.92%
05018	TOWN OF HOLLAND	167,240,600	2,274,200	1.36%
05022	TOWN OF HUMBOLDT	115,407,500	2,453,200	2.13%
05024	TOWN OF LAWRENCE	711,478,500	36,746,300	5.16%
05025	TOWN OF LEDGEVIEW	1,037,503,900	52,195,500	5.03%
05026	TOWN OF MORRISON	139,213,500	588,300	0.42%
05028	TOWN OF NEW DENMARK	172,722,400	1,296,500	0.75%
05030	TOWN OF PITTSFIELD	280,311,400	3,497,700	1.25%
05034	TOWN OF ROCKLAND	217,960,000	5,576,700	2.56%
05036	TOWN OF SCOTT	377,971,200	6,319,100	1.67%
05040	TOWN OF WRIGHTSTOWN	229,799,100	6,717,100	2.92%
05102	VILLAGE OF ALLOUEZ	1,057,335,000	6,850,800	0.65%
05104	VILLAGE OF ASHWAUBENON	2,586,600,100	31,564,100	1.22%
05106	VILLAGE OF BELLEVUE	1,428,502,400	13,263,800	0.93%
05116	VILLAGE OF DENMARK	174,476,900	7,206,600	4.13%
05126	VILLAGE OF HOBART	971,510,200	34,673,700	3.57%
05136	VILLAGE OF HOWARD *	1,917,507,200	39,068,200	2.04%
05171	VILLAGE OF PULASKI *	225,857,000	10,387,100	4.60%
05178	VILLAGE OF SUAMICO	1,416,046,200	14,802,500	1.05%
05191	VILLAGE OF WRIGHTSTOWN *	246,604,600	8,472,400	3.44%
05216	CITY OF DE PERE	2,209,815,400	23,205,500	1.05%
05231	CITY OF GREEN BAY	6,966,932,800	107,692,800	1.55%
05999	COUNTY OF BROWN	23,181,417,300	423,819,700	1.83%

* Split districts are summed at the end of the report

WISCONSIN DEPARTMENT OF REVENUE
2020 STATEMENT OF CHANGES IN EQUALIZED VALUES BY CLASS AND ITEM

County 05 Brown
Village 102 Allouez

REAL ESTATE	2019 RE	Removal of	\$ Amount of		Correction	\$ Amount of		2020 RE	Total \$					
	Equalized		Prior Year	Economic		New Constr	All Other			Equalized	Change in			
	Value	Compensation	%	Change	%	Change	Changes	Value	R.E. Value					
			Change	%	Change	%			Change					
Residential														
Land	194,627,100	0	0%	7,785,100	4%	0	2,900	202,415,100	7,788,000					
Imp	690,368,900	0	0%	27,614,800	4%	0	-47,200	722,062,400	31,693,500					
Total	884,996,000	0	0%	35,399,900	4%	0	-44,300	924,477,500	39,481,500					
Commercial														
Land	39,855,800	0	0%	797,100	2%	0	-14,600	40,638,300	782,500					
Imp	118,433,100	0	0%	2,368,700	2%	0	-146,700	123,573,900	5,140,800					
Total	158,288,900	0	0%	3,165,800	2%	0	-161,300	164,212,200	5,923,300					
Manufacturing														
Land	241,800	0	0%	7,300	3%	0	0	249,100	7,300					
Imp	215,600	0	0%	6,500	3%	0	0	222,100	6,500					
Total	457,400	0	0%	13,800	3%	0	0	471,200	13,800					
Agricultural														
Land/Total	5,100	0	0%	300	6%	0	0	5,400	300					
Undeveloped														
Land/Total	100,500	0	0%	10,500	10%	0	-101,200	9,800	-90,700					
Ag Forest														
Land/Total	0	0	0%	0	0%	0	0	0	0					
Forest														
Land/Total	0	0	0%	0	0%	0	0	0	0					
Other														
Land	0	0	0%	0	0%	0	0	0	0					
Imp	0	0	0%	0	0%	0	0	0	0					
Total	0	0	0%	0	0%	0	0	0	0					
Total Real Estate														
Land	234,830,300	0	0%	8,600,300	4%	0	-112,900	243,317,700	8,487,400					
Imp	809,017,600	0	0%	29,990,000	4%	0	-193,900	845,858,400	36,840,800					
Total	1,043,847,900	0	0%	38,590,300	4%	0	-306,800	1,089,176,100	45,328,200					
PERSONAL PROPERTY														
Non-Mfg Personal Property					Manufacturing Personal Property					Total of All Personal Property				
	2019	2020	% Change	2019	2020	% Change	2019 Total	2020 Total	Tot. \$ Chg in PP	% Change				
Watercraft	0	0	0%	0	0	0%	0	0	0	0%				
Machinery Tools & Patterns	0	0	N/A	22,300	20,000	-10%	22,300	20,000	-2,300	-10%				
Furniture Fixtures & Equip	11,190,800	10,856,000	-3%	6,400	5,700	-11%	11,197,200	10,861,700	-335,500	-3%				
All Other	2,260,900	4,234,500	87%	6,700	5,800	-13%	2,267,600	4,240,300	1,972,700	87%				
Prior Year Compensation	0	0		0	0		0	0	0					
Total Personal Property	13,451,700	15,090,500	12%	35,400	31,500	-11%	13,487,100	15,122,000	1,634,900	12%				
TOTAL EQUALIZED VALUE	2019 Total	2020 Total					2020 Total	2020 Total	Total \$ Change	% Change				
Real Estate & Personal Property	1,057,335,000	1,104,298,100					1,104,298,100	1,104,298,100	46,963,100	4%				

Timeline for Revaluation/Market Adjustment Fair Market Assessments, Inc.

The assessed values would be as of January 1st, 2021 and would be reflected on the 2021 tax bill received in December 2021.

We would have our annual Board of Review tentatively on Tuesday, June 2 of 2020 as normal. - DONE

In August 2020 we would begin reviewing sales that have occurred in 2020 and incorporating them with sales we have from the two prior years. After completion of the sales review we analyze the variation in components within the properties that have sold to develop a new model.

We then began, one-by-one, to review the adjusted estimated assessed value of the properties. Typically we do the residential first, then commercial. As we review, we check the existing record for accuracy and outliers typically have an extended review.

By late May of 2021 we will have a good idea of the economic change from 2020 which will give us a good idea of what the overall equalized value must be to reach our goal of 100% equalized value.

Upon completion of the new assessed values we will mail the notices accompanied with an informational letter to explain the effect the new assessment will have on their 2021 tax bill as well as open book and board of review information. We will then hold open book sessions and be available for phone calls. The open book period will be 30 days. This will be followed by the 2021 Board of Review

Our goal would be to complete the valuation process by July 30, 2021. Notices of Assessment would be sent on August 1, 2021 and would have the Board of Review by August 31, 2021. These dates are "goals" but could be up to 30 days later. I like to be aggressive in my planning as to allow time for unexpected complications.

