

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

Section 1 – Municipality and TID					
Co-muni code 36251	Municipality MANITOWOC		County MANITOWOC	Due date 07/01/2026	Report type ORIGINAL
TID number 024	TID type 2	TID name	Creation date 06/17/2024	Mandatory termination date 06/17/2051	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-152,315

Section 3 – Revenue	Amount
Tax increment	\$0
Investment income	
Debt proceeds	\$8,635,000
Special assessments	
Shared revenue	
Sale of property	\$1
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source WEDC Site Assessment	\$150,000
Other revenue	
Source	
Total Revenue (deposits)	\$8,785,001

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

Section 4 – Expenditures	Amount
Capital expenditures	\$763,401
Administration	\$11,013
Professional services	\$2,750
Interest and fiscal charges	\$241,272
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	\$92,620
Principal on long-term debt	\$6,300,000
Environmental costs	\$2,030
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 Mall Site Utilities Until Demo Complete	\$358
Total Expenditures	\$7,413,594

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$1,219,092
Future costs	\$10,933,043
Future revenue	\$9,713,951
Surplus or deficit	\$0

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

Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
016	\$500,000	\$0	\$1,000	\$501,000
018	\$75,000	\$0	\$0	\$75,000
019	\$3,000,000	\$0	\$1,900	\$3,001,900
020	\$0	\$0	\$0	\$0
021	\$0	\$0	\$8,000	\$8,000
022	\$0	\$0	\$22,400	\$22,400
023	\$600,000	\$0	\$-3,218,700	\$-2,618,700
024	\$0	\$0	\$0	\$0
Total	\$4,175,000	\$0	\$-3,185,400	\$989,600

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
016	\$501,000	\$3,342,288,100	0.01	\$16,621,499	\$1,662
018	\$75,000	\$3,342,288,100	0.00	\$16,621,499	\$0
019	\$3,001,900	\$3,342,288,100	0.09	\$16,621,499	\$14,959
020	\$0	\$3,342,288,100	0.00	\$16,621,499	\$0
021	\$8,000	\$3,342,288,100	0.00	\$16,621,499	\$0
022	\$22,400	\$3,342,288,100	0.00	\$16,621,499	\$0
023	\$-2,618,700	\$3,342,288,100	-0.08	\$16,621,499	\$-13,297
024	\$0	\$3,342,288,100	0.00	\$16,621,499	\$0
Total	\$989,600	\$3,342,288,100	0.02	\$16,621,499	\$3,324

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$3,324	\$0.03324

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	016	\$648,000	\$3,084,234,600	0.02	\$16,241,454	\$3,248
2024	018	\$2,292,400	\$3,084,234,600	0.07	\$16,241,454	\$11,369
2024	019	\$689,700	\$3,084,234,600	0.02	\$16,241,454	\$3,248

Form PE-300		TID Annual Report				2025 WI Dept of Revenue
2024	020	\$1,258,000	\$3,084,234,600	0.04	\$16,241,454	\$6,497
2024	021	\$6,388,200	\$3,084,234,600	0.21	\$16,241,454	\$34,107
2024	022	\$4,401,800	\$3,084,234,600	0.14	\$16,241,454	\$22,738
2024	023	\$16,509,600	\$3,084,234,600	0.54	\$16,241,454	\$87,704
2024	Total	\$32,187,700	\$3,084,234,600	1.04	\$16,241,454	\$168,911
2023	016	\$55,500	\$2,682,419,000	0.00	\$16,000,333	\$0
2023	017	\$0	\$2,682,419,000	0.00	\$16,000,333	\$0
2023	018	\$0	\$2,682,419,000	0.00	\$16,000,333	\$0
2023	019	\$800,000	\$2,682,419,000	0.03	\$16,000,333	\$4,800
2023	020	\$105,000	\$2,682,419,000	0.00	\$16,000,333	\$0
2023	021	\$12,403,200	\$2,682,419,000	0.46	\$16,000,333	\$73,602
2023	022	\$8,761,400	\$2,682,419,000	0.33	\$16,000,333	\$52,801
2023	023	\$7,035,900	\$2,682,419,000	0.26	\$16,000,333	\$41,601
2023	Total	\$29,161,000	\$2,682,419,000	1.08	\$16,000,333	\$172,804

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

Section 7 – Preparer/Contact Information	
Preparer name Shawn M. Alfred	Preparer title Treasurer
Preparer email salfred@manitowocwi.gov	Preparer phone (920) 686-6961
Contact name Shawn M. Alfred	Contact title Treasurer
Contact email salfred@manitowoc.org	Contact phone (920) 686-6961

Submission Information	
Co-muni code	36251
TID number	024
Submission date	06-30-2026 02:58 PM
Confirmation	TIDAR20250960O1782848730348
Submission type	ORIGINAL