

CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 32
Madison, Wisconsin

FINANCIAL STATEMENTS

Including Independent Auditors' Report

As of December 31, 2016 and From the
Date of Creation Through December 31, 2016

CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 32

TABLE OF CONTENTS
As of December 31, 2016 and From the Date of Creation Through December 31, 2016

Independent Auditors' Report	1 – 3
Tax Incremental District No. 32 – Balance Sheet	4
Tax Incremental District No. 32 – Historical Summary of Project Costs, Project Revenues and Net Cost Recovered Through Tax Increments	5
Tax Incremental District No. 32 – Historical Summary of Sources, Uses, and Status of Funds	6
Notes to Financial Statements	7 – 12
Supplemental Information	
Tax Incremental District No. 32 – Detailed Schedule of Sources, Uses, and Status of Funds	13
Tax Incremental District No. 32 – Detailed Schedule of Capital, Administration and Professional Services Expenditures, and Developer Payments	14
Independent Auditors' Report on Compliance	15

INDEPENDENT AUDITORS' REPORT

To the Common Council
City of Madison
Madison, Wisconsin

Report on the Financial Statements

We have audited the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues, and Net Cost Recovered Through Tax Increments and Historical Summary of Sources, Uses, and Status of Funds of the City of Madison's Tax Incremental District No. 32 (the "District") as of December 31, 2016 and from the date of creation through December 31, 2016, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

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

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

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

To the Common Council
City of Madison

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of City of Madison's Tax Incremental District No. 32 and the net project costs recovered through tax increments as of December 31, 2016 and the sources, uses, and status of funds from the date of creation through December 31, 2016, in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the transactions of City of Madison's Tax Incremental District No. 32 and do not purport to, and do not, present fairly the financial position of the City of Madison, Wisconsin, as of December 31, 2016, and the changes in financial position, or, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the City of Madison's Tax Incremental District No. 32's financial statements. The supplemental information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental information is fairly stated in all material respects, in relation to the financial statements as a whole.

To the Common Council
City of Madison

Report on Other Legal and Regulatory Requirements

We have also issued our report dated August 1, 2017 on our tests of its compliance with Wisconsin State Statutes Section 66.1105. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance.

Baker Tilly Virchow Krause, LLP

Madison, Wisconsin
August 1, 2017

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 32**

BALANCE SHEET
As of December 31, 2016

	Capital Projects Fund
ASSETS	
Cash and investments	\$ 9,836,418
Taxes receivable	7,798,802
Prepaid items	<u>106</u>
TOTAL ASSETS	<u>\$ 17,635,326</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	
Liabilities	
Accounts payable	\$ 762
Accrued liabilities	<u>661</u>
Total Liabilities	<u>1,423</u>
Deferred Inflows of Resources	
Unearned revenue	<u>7,798,802</u>
Fund Balance	
Restricted	<u>9,835,101</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	<u>\$ 17,635,326</u>

See accompanying notes to financial statements.

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 32**

HISTORICAL SUMMARY OF PROJECT COSTS, PROJECT REVENUES
AND NET COST RECOVERED THROUGH TAX INCREMENTS
From the Date of Creation Through December 31, 2016

PROJECT COSTS

Capital expenditures	\$ 19,589,153
Administration	713,163
Professional services	163,252
Developer payments	6,025,000
Interest on advances	1,372
Debt issuance costs	26,159
Interest on long-term debt	<u>1,851,759</u>
Total Project Costs	<u>28,369,858</u>

PROJECT REVENUES

Tax increment	33,249,795
Exempt computer aid	563,952
Investment income	601,964
Miscellaneous revenues	<u>58,113</u>
Total Project Revenues	<u>34,473,824</u>

**NET COST RECOVERED THROUGH
TAX INCREMENTS – DECEMBER 31, 2016**

\$ (6,103,966)

RECONCILIATION OF RECOVERED COSTS

G.O. debt payable	\$ 3,731,135
Less: Fund balance	<u>(9,835,101)</u>

**NET COST RECOVERED THROUGH
TAX INCREMENTS – DECEMBER 31, 2016**

\$ (6,103,966)

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 32**

HISTORICAL SUMMARY OF SOURCES, USES, AND STATUS OF FUNDS
From the Date of Creation Through December 31, 2016

SOURCES OF FUNDS

Tax increment	\$ 33,249,795
Exempt computer aid	563,952
Investment income	601,964
Miscellaneous revenues	58,113
Long-term debt issued	<u>14,281,473</u>
Total Sources of Funds	<u>48,755,297</u>

USES OF FUNDS

Capital expenditures	19,589,153
Administration	713,163
Professional services	163,252
Developer payments	6,025,000
Interest on advances	1,372
Debt issuance costs	26,159
Principal on long-term debt	10,550,338
Interest on long-term debt	<u>1,851,759</u>
Total Uses of Funds	<u>38,920,196</u>

FUND BALANCE – DECEMBER 31, 2016	<u><u>\$ 9,835,101</u></u>
---	-----------------------------------

CITY OF MADISON

TAX INCREMENTAL DISTRICT NO. 32

NOTES TO FINANCIAL STATEMENTS

As of December 31, 2016 and From the Date of Creation Through December 31, 2016

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the City of Madison's Tax Incremental District No. 32 (the "District") conform to accounting principles as applicable to governmental units and as defined by Wisconsin Statutes Section 66.1105.

The City of Madison has implemented accounting principles generally accepted in the United States of America to the extent they apply in determining the scope of the activity of Tax Incremental District No. 32. The accompanying financial statements reflect all the significant operations of the City of Madison's Tax Incremental District No. 32. The accompanying financial statements do not include the full presentation of the City of Madison.

In August 2015, the GASB issued Statement No. 77 – *Tax Abatement Disclosures*. This statement requires governments that enter into tax abatement agreements to disclose certain information about the agreements. This standard was implemented January 1, 2016.

A. DESCRIPTION OF FUND STRUCTURE AND LONG-TERM DEBT

This report contains the financial information of the City of Madison's Tax Incremental District No. 32. The summary statements were prepared from data recorded in the following City of Madison funds and the City of Madison's long-term debt:

General Fund
Capital Projects Fund

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

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

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

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

	<u>Creation Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
Tax Incremental District No. 32	January 1, 2003	July 1, 2025	2031
	<u>Adoption Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
1st Amendment	July 18, 2006	July 1, 2025	2031

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 32**

NOTES TO FINANCIAL STATEMENTS
As of December 31, 2016 and From the Date of Creation Through December 31, 2016

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

A. DESCRIPTION OF FUND STRUCTURE AND LONG-TERM DEBT (cont.)

	<u>Adoption Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
2nd Amendment	September 21, 2010	July 1, 2025	2031
	<u>Adoption Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
3rd Amendment	May 21, 2013	July 1, 2025	2031
	<u>Adoption Date</u>	<u>Last Date to Incur Project Costs</u>	<u>Last Year to Collect Increment</u>
4th Amendment	January 19, 2016	July 1, 2025	2031

B. BASIS OF ACCOUNTING

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

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

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

C. USE OF ESTIMATES

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

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 32**

NOTES TO FINANCIAL STATEMENTS
As of December 31, 2016 and From the Date of Creation Through December 31, 2016

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

D. MEASUREMENT FOCUS

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

E. PROJECT PLAN BUDGET

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

F. LONG-TERM DEBT

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

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

G. CLAIMS AND JUDGMENTS

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

NOTE 2 – CASH AND TEMPORARY INVESTMENTS

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

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

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

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 32**

NOTES TO FINANCIAL STATEMENTS

As of December 31, 2016 and From the Date of Creation Through December 31, 2016

NOTE 3 – LOANS RECEIVABLE

The City of Madison received federal and state grant funds for economic development, neighborhood revitalization, and housing rehabilitation loan programs. The City of Madison enters into loan agreements to provide various businesses and individuals with the pass through federal and state funding. Upon loan agreement execution, the City of Madison records a loan receivable and expenditure in the fund statements when disbursed. The loans receivable are conditional-type loans which are not expected to be repaid unless conditional use or other provisions occur as part of the loan agreement. As of December 31, 2016, the total amount of loans issued was \$417,340. An allowance in the amount of \$417,340 has been recorded for TID No. 32 conditional-type loans.

NOTE 4 – LONG-TERM DEBT

A. GENERAL OBLIGATION DEBT

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

<u>Title of Issue</u>	<u>Date of Issue</u>	<u>Due Date</u>	<u>Interest Rates</u>	<u>Original Indebtedness</u>	<u>Repaid</u>	<u>Balance 12-31-16</u>
G.O. Promissory Notes	10-01-06	10-01-16	4.00%	\$ 4,000,000	\$ 4,000,000	\$ -
G.O. Promissory Notes	10-15-08	10-15-18	3.82%	3,127,000	3,127,000	-
G.O. Promissory Notes	10-19-10	10-01-16	3.00-4.00%	1,998,863	1,998,863	-
G.O. Promissory Notes	10-01-11	10-01-21	0.45-2.70%	300,000	150,229	149,771
G.O. Promissory Bonds	10-01-13	10-01-23	1.50-4.00%	1,180,000	354,216	825,784
G.O. Promissory Bonds	10-01-13	10-01-23	2.00-3.40%	3,039,320	920,030	2,119,290
G.O. Promissory Bonds	10-01-16	10-01-18	0.05-4.00%	636,290	-	636,290
Totals				<u>\$ 14,281,473</u>	<u>\$10,550,338</u>	<u>\$ 3,731,135</u>

The 2006 general obligation notes were partially refunded in 2010. The 2008 bonds were refunded in 2016.

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

<u>Calendar Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Totals</u>
2017	\$ 774,897	\$ 101,022	\$ 875,919
2018	765,888	86,313	852,201
2019	452,190	71,740	523,930
2020	452,190	57,234	509,424
2021	448,611	42,653	491,264
2022	418,679	28,105	446,784
2023	418,680	13,763	432,443
Totals	<u>\$ 3,731,135</u>	<u>\$ 400,830</u>	<u>\$ 4,131,965</u>

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 32**

NOTES TO FINANCIAL STATEMENTS
As of December 31, 2016 and From the Date of Creation Through December 31, 2016

NOTE 4 – LONG-TERM DEBT (cont.)

B. CURRENT REFUNDING

On October 19, 2016, the City of Madison issued \$636,290 in general obligation bonds with an average coupon rate of 0.05 – 4.0% to refund \$625,400 of outstanding 2008 notes with an average coupon rate of 3.82%. The net proceeds along with existing funds of the City of Madison were used to prepay the outstanding debt.

The cash flow requirements on the refunded debt prior to the current refunding was \$665,582 from 2017 through 2018. The cash flow requirements on the refunding notes are \$641,192 from 2017 through 2018. The current refunding resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of \$23,929.

NOTE 5 – ADVANCES FROM CITY GENERAL FUND

The general fund advances funds to the District when the District is in a negative cash position. The general fund charges the District interest on the advance based on the outstanding advance balance at the end of the year at a rate based on the cost of funds to the City of Madison. There was no advance outstanding as of December 31, 2016.

NOTE 6 – GUARANTEED REVENUE

The City of Madison has entered into a development agreement with Hovde West Johnson, LLC. The agreement guarantees that Hovde West Johnson, LLC shall pay the difference between the guaranteed tax increment and the tax increment actually levied. The guarantee obligation shall terminate when the City of Madison has collected from the tax increment generated from the District or been paid under this agreement the full amount of the project costs of not less than \$3,025,000.

NOTE 7 – TAX ABATEMENTS

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

The City of Madison, through its Tax Incremental Districts (TIDs), has entered into tax abatement agreements with developers in the form of tax incremental financing incentives to stimulate economic development. The abatements are authorized through the TID project plans. The City of Madison disburses loans to developers. The developer guarantees a certain amount of increment each year. The developers pay property taxes as they become due, and if they generate the guaranteed increment, an equal amount of loan balance is forgiven. Total amount of loan forgiven by the District as part of the Hovde West Johnson, LLC agreement during 2016 was \$850,613.

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 32**

NOTES TO FINANCIAL STATEMENTS

As of December 31, 2016 and From the Date of Creation Through December 31, 2016

NOTE 8 – SUBSEQUENT EVENTS

In March 2017, the City of Madison common council authorized the escrow of funds of \$6.1 million from the District for completing projects in the 2017 capital budget, in order to facilitate closing of the District and extending the life of the District.

In May 2017, the District's life was extended by one year in accordance with section 66.1105 (6) (g) of Wisconsin State Statutes. Increment collection from the District in 2018 will be utilized to support projects funded through the City of Madison's Affordable Housing Program.

SUPPLEMENTAL INFORMATION

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 32**

DETAILED SCHEDULE OF SOURCES, USES, AND STATUS OF FUNDS
From the Date of Creation Through December 31, 2016

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Totals	Project Plan Estimate
SOURCES OF FUNDS																
Tax increment	\$ -	\$ -	\$ 112,678	\$ 744,601	\$ 961,344	\$ 1,521,183	\$ 2,330,294	\$ 3,013,236	\$ 2,478,734	\$ 2,727,991	\$ 3,024,721	\$ 3,844,733	\$ 4,435,349	\$ 8,054,931	\$ 33,249,795	\$ 45,975,000
Exempt computer aid	-	-	14,962	13,092	12,700	10,728	15,450	22,302	19,729	59,779	73,123	82,583	70,314	169,190	563,952	-
Investment income	-	-	-	56,781	131,786	69,637	45,647	53,895	41,652	31,149	36,221	48,699	21,757	64,740	601,964	-
Miscellaneous revenues	-	-	-	-	-	-	24,831	-	1,050	27,082	-	1,100	1,550	2,500	58,113	-
Long-term debt issued	-	-	-	4,000,000	-	3,127,000	-	1,998,863	300,000	-	4,219,320	-	-	636,290	14,281,473	10,000,000
Total Sources of Funds	-	-	127,640	4,814,474	1,105,830	4,728,548	2,416,222	5,088,296	2,841,165	2,846,001	7,353,385	3,977,115	4,528,970	8,927,651	48,755,297	55,975,000
USES OF FUNDS																
Capital expenditures	-	-	-	2,217,540	163,365	3,072,950	767,871	926,307	2,542,133	249,349	1,531,832	6,000,441	1,368,276	749,089	19,589,153	18,702,000
Administration	1,386	63,806	27,412	44,869	21,431	32,282	55,956	154,062	56,799	79,104	77,682	52,812	19,244	26,318	713,163	350,000
Professional services	-	-	11,695	19,929	1,758	22,248	2,883	52,868	6,177	37,397	2,370	2,120	1,924	1,883	163,252	-
Developer payments	-	-	-	-	-	3,000,000	-	-	-	-	-	3,025,000	-	-	6,025,000	20,100,000
Interest on advances	-	726	646	-	-	-	-	-	-	-	-	-	-	-	1,372	-
Debt issuance costs	-	-	-	-	-	-	-	-	-	-	26,159	-	-	-	26,159	-
Principal on long-term debt	-	-	-	-	400,227	400,227	712,927	2,711,792	712,927	746,201	742,198	1,159,335	1,170,541	1,793,963	10,550,338	10,000,000
Interest on long-term debt	-	-	-	-	160,000	143,991	246,094	222,354	193,839	163,298	136,080	226,132	190,642	169,329	1,851,759	6,823,000
Total Uses of Funds	1,386	64,532	39,753	2,282,338	746,781	6,671,698	1,785,731	4,067,383	3,511,875	1,275,349	2,516,321	10,465,840	2,750,627	2,740,582	38,920,196	55,975,000
FUND BALANCE - DECEMBER 31, 2016															<u>\$ 9,835,101</u>	

**CITY OF MADISON
TAX INCREMENTAL DISTRICT NO. 32**

DETAILED SCHEDULE OF CAPITAL, ADMINISTRATION AND PROFESSIONAL SERVICES
EXPENDITURES, AND DEVELOPER PAYMENTS
From the Date of Creation Through December 31, 2016

	<u>Actual</u>	<u>Project Plan Estimate</u>
Capital, Administration and Professional Services Expenditures, and Developer Payments		
Street reconstruction	\$ 17,866,658	\$ 16,982,000
Other public works projects	1,252,256	1,320,000
Revitalization loans	3,000,000	18,600,000
Retail grant program	1,411	400,000
Small cap TIF loan	3,493,828	1,500,000
Administration and professional services	<u>876,415</u>	<u>350,000</u>
 TOTAL	 <u>\$ 26,490,568</u>	 <u>\$ 39,152,000</u>

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

To the Common Council
City of Madison
Madison, Wisconsin

We have audited the accompanying Balance Sheet, Historical Summary of Project Costs, Project Revenues and Net Cost Recovered Through Tax Increments and the related Historical Summary of Sources, Uses and Status of Funds of the City of Madison, Wisconsin Tax Incremental District No. 32 (the "District") as of December 31, 2016 and from the date the District was created through December 31, 2016 and have issued our report thereon dated August 1, 2017. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

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

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

Baker Tilly Virchow Krause, LLP

Madison, Wisconsin
August 1, 2017