

**TID 99 – Joy Farms
Periodic Report
12/31/25**

District Created: 2019

Authorized expenditure (excluding interest): \$2,532,500

Authorizing resolution(s): #190404

Projected TID cost recovery: 2025 (levy year)

Maximum legal life: 2039

Base property value: \$393,400

Completion Status: Ongoing

Project description:

The Joy Farms Tax Incremental District #99 was created to fund public infrastructure that currently didn't exist to serve an under-utilized 33 acre site on the City's far northwest side at 115th and Good Hope Road. For many years the site was referred to as Joy Farms being it was used as a staging and parking area for the former Joy Farms buses that served schools throughout the area. The site also had a farm with a horse stable dating back to its early years.

Western Building Products, Inc. selected the Joy Farms site to build their new headquarters and relocate 200-plus employees from their current Wauwatosa location. Western is one of the largest distributors of millwork products in the Midwest. Western is a 100% employee owned company. As a 100% employee owned business, their workforce is committed to offering the best products and customer service available. The employees actively participate, as owners, in the business and share in 100% of the profits.

To enhance the company's decision to relocate to the City of Milwaukee, funding was provided through a developer financed \$2.45 million TIF to pay for a 913 linear foot public water main and 4,250 linear foot public sanitary sewer main adjacent to the development site to serve the company and the abutting property owners. Currently the residential property owners have septic tanks, one of the few areas of the city left without sanitary sewer service.

Construction of the 325,000 square foot manufacturing, distribution and office building with associated parking commenced in mid-year 2019. The public water and sanitary sewer mains were built in mid-year 2020.

The installation of the public sewer and water main was completed in 2020. Private laterals for 13 homeowners were installed by the developer's contractor as part of a requirement in the development agreement. The construction of the building was completed in mid-2021 and the company subsequently relocated their operations and employees to their new facility later that year.

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Incremental Value:

Year	Incremental Value	Increase
2025	\$ 18,912,100	0%
2024	\$ 18,909,900	-9%
2023	\$ 20,676,400	49%
2022	\$ 13,891,600	-12%
2021	\$ 15,714,300	436608%
2020	\$ (3,600)	

Expenditures - Life to Date (as of 12/31/2025)

	Project Plan Budget	Appropriations	Encumbrances	Expenditures	Remaining
Administration	82,500	30,000		600	29,400
Grant to Developer	\$ 2,450,000	\$ 1,547,713		\$ 1,547,713	\$ -
Total	\$ 2,532,500	\$ 1,577,713	\$ -	\$ 1,548,313	\$ 29,400

Revenue/Value Performance (as of 12/31/2025)

	Projected	Actual
Property value	\$ 12,227,097	\$ 19,305,500
Incremental value	\$ 11,631,797	\$ 18,912,100
Incremental taxes	\$ 1,537,929	\$ 2,001,068
State aid	*	\$ 20,292

* Not projected.

Miscellaneous revenues through 12/31/2025: \$20,292

Is the project within budget? ☒ Yes ☐ No If no, explain:

Is the project on schedule? ☒ Yes ☐ No If no, explain:

Identify any significant concerns that might affect budget or schedule of this project in the future: None.