



TID Summary Report

City of La Crosse

Annual Meeting of the Joint Review Board

August 7, 2023

Summary

- City currently has 11 active TIDs
- Required PE-300 reports filed with DOR
 - ✓ Publicly available
- Total captured value increment as of 1/1/23
 - ✓ \$733,195,100
 - ✓ 13.43% of City's total equalized value
- City has prepared forecasts and summary details to be reviewed by JRB for purposes of annual meeting

Forecast Assumptions

- Revenues
 - ✓ Value increment as of Jan. 1, 2023, held constant throughout the forecast period
 - ✓ Equalized tax rate for payable 2023 held constant throughout the forecast period
- Expenses - Prioritization
 - ✓ Debt (if any) paid first
 - ✓ Required developer payments
 - ✓ Allocations to other TIDs (if any) then funded
 - ✓ Annual outlays and expenses paid
 - ✓ Advances from other funds repaid
 - Advances not shown accruing interest - - charged at average rate of LGIP
- Debt Service Transfers
 - ✓ Transfers beyond 2023 have been established to fully satisfy Future Debt Service Requirements by end of maximum life
- Advances from other funds paid from excess increment at end of TID life

TID 10

- Boundary and project plan amendment in 2005
- City/County have entered into intergovernmental agreement to jointly develop the area
- Future tax increments pro-rated by % of total expenditure contribution
 - ✓ Re-determined annually based on actual expenditures - currently 45% County/55% City
- Project plan amendment in 2023

TID 10

Tax Increment District No. 10 (Park Plaza / Barron Field) Tax Increment Projection Worksheet

Type of District	Blighted Area	Actual Base Value	2,540,100
Actual Creation Date	6/12/2003	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2003	Property Appreciation Factor	0.00%
Maximum Life (In Years)	27	Current Tax Rate (Per \$1,000 EV)	19.64
Expenditure Period (In Years)	22	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	27 2031	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	6/12/2025	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	6/12/2030	Discount Rate 1 for NPV Calculation	N/A
Eligible for Extension/No. of Years	Yes 4	Discount Rate 2 for NPV Calculation	N/A
Eligible Recipient District	Yes		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2021	0	2022	0	13,831,100	2023	19.64	271,620
2	2022	0	2023	0	11,989,000	2024	19.64	235,444
3	2023	0	2024	0	11,989,000	2025	19.64	235,444
4	2024	0	2025	0	11,989,000	2026	19.64	235,444
5	2025	0	2026	0	11,989,000	2027	19.64	235,444
6	2026	0	2027	0	11,989,000	2028	19.64	235,444
7	2027	0	2028	0	11,989,000	2029	19.64	235,444
8	2028	0	2029	0	11,989,000	2030	19.64	235,444
9	2029	0	2030	0	11,989,000	2031	19.64	235,444
		0		0				

Future Value of Increment **2,155,174**

TID 10 – Cash Flow

As of Dec. 31, 2022:

**Tax Increment District No. 10 (Park Plaza / Barron Field)
Cash Flow Pro Forma**

Cash and Investments: \$113,480 (A)
Future Debt Service Requirements: \$0 (B)
Advances from Other Funds (General Fund): \$202,364 (C)

Year	Revenues				Expenditures					Balances			Year
	Tax Increments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	Allocation to County	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Deb Service (H)	
2023	271,620	0		271,620		45.00%	7,500	10,000	139,729	131,891	245,371	0	2023
2024	235,444	0		235,444			1,250,000	10,000	1,382,229	(1,146,785)	(901,414)	0	2024
2025	235,444	0		235,444				10,000	132,229	103,215	(798,198)	0	2025
2026	235,444	0		235,444				10,000	132,229	103,215	(694,983)	0	2026
2027	235,444	0		235,444				10,000	132,229	103,215	(591,768)	0	2027
2028	235,444	0		235,444		96,866		10,000	106,866	128,578	(463,190)	0	2028
2029	235,444	0		235,444				10,000	10,000	225,444	(237,745)	0	2029
2030	235,444	0		235,444				10,000	10,000	225,444	(12,301)	0	2030
2031	235,444	0		235,444				10,000	10,000	225,444	213,143	0	2031
Total	1,684,286	0	0	2,155,174	0	708,011	1,257,500	90,000	2,035,511				

NOTES:

1. Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
2. Debt Service Transfers reduce Future Debt Service Requirements
3. City shall transfer an allocable share of revenues to La Crosse County as development partner, which percentage is (re)calculated annually based on actual expenditures

Final Balance (G - C): 10,779

TID 11

- Overlays portion of TID 6
- Boundary and project plan amendment in 2005
- Project plan amendment in 2007
- Project plan amendment in 2009
- Boundary and project plan amendment in 2015
- Project plan amendment in 2019 to add projects and donor to TID 12
- Project plan amendment in 2020 donor to TID 18

TID 11

Tax Increment District No. 11 (Gateway) Tax Increment Projection Worksheet

Type of District	Blighted Area	Actual Base Value	124,484,000
Actual Creation Date	10/12/2004	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2005	Property Appreciation Factor	0.00%
Maximum Life (In Years)	27	Current Tax Rate (Per \$1,000 EV)	19.64
Expenditure Period (In Years)	22	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	26 2032	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	10/12/2026	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	10/12/2031	Discount Rate 1 for NPV Calculation	N/A
Eligible for Extension/No. of Years	Yes 3	Discount Rate 2 for NPV Calculation	N/A
Eligible Recipient District	Yes		

Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1 2021	0	2022	0	156,532,900	2023	19.64	3,074,049
2 2022	0	2023	0	237,604,500	2024	19.64	4,666,162
3 2023	0	2024	0	237,604,500	2025	19.64	4,666,162
4 2024	0	2025	0	237,604,500	2026	19.64	4,666,162
5 2025	0	2026	0	237,604,500	2027	19.64	4,666,162
6 2026	0	2027	0	237,604,500	2028	19.64	4,666,162
7 2027	0	2028	0	237,604,500	2029	19.64	4,666,162
8 2028	0	2029	0	237,604,500	2030	19.64	4,666,162
9 2029	0	2030	0	237,604,500	2031	19.64	4,666,162
10 2030	0	2031	0	237,604,500	2032	19.64	4,666,162
		0	0		Future Value of Increment		45,069,509

TID 11 – Cash Flow

Tax Increment District No. 11 (Gateway) Cash Flow Pro Forma

As of Dec. 31, 2022:

Cash and Investments: \$5,019,379 (A)
 Future Debt Service Requirements: \$16,576,111 (B)
 Advances from Other Funds (General Fund): \$2,000,000 (C)

Year	Revenues					Expenditures								Balances			Year	
	Tax Increments	Minimum Tax Payments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	DA Payments Riverside III	DA Payments Hub on 6th	Capital Outlays	Other Exp.	Transfers to TID 18	Admin	Advance Repayment	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)		Future Debt Service (H)
2023	3,074,049	0	400,000	0	3,474,049	1,919,101	440,000	270,000	2,215,000	0	0	85,500	0	4,929,601	(1,455,552)	3,563,827	14,657,010	2023
2024	4,666,162	0	360,000	0	5,026,162	1,802,006	440,000		315,000	0	0	81,000	0	2,638,006	2,388,156	5,951,983	12,855,004	2024
2025	4,666,162	0	324,000	0	4,990,162	2,250,838	440,000		2,950,000	0	0	81,000	0	5,721,838	(731,676)	5,220,308	10,604,166	2025
2026	4,666,162	0	291,600	0	4,957,762	2,400,895	440,000		350,000	0	0	81,000	0	3,271,895	1,685,867	6,906,175	8,203,271	2026
2027	4,666,162	0	262,440	0	4,928,602	2,438,929				0	0	81,000	0	2,519,929	2,408,673	9,314,848	5,764,342	2027
2028	4,666,162	0	236,196	0	4,902,358	2,460,000				0	0	81,000	0	2,541,000	2,361,358	11,676,206	3,304,342	2028
2029	4,666,162	0	212,576	0	4,878,739	2,369,500				0	0	81,000	0	2,450,500	2,428,239	14,104,445	934,842	2029
2030	4,666,162	0	191,319	0	4,857,481	934,842				0	0	81,000	0	1,015,842	3,841,639	17,946,084	0	2030
2031	4,666,162	0	172,187	0	4,838,349	0				0	0	81,000	0	81,000	4,757,349	22,703,433	0	2031
2032	4,666,162	0	154,968	0	4,821,130	0				0	0	81,000	0	81,000	4,740,130	27,443,563	0	2032
Total	45,069,509	0	2,605,286	0	47,674,795	16,576,111	1,760,000	270,000	5,830,000	0	0	814,500	0	25,250,611				

NOTES:

- Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
- Debt Service Transfers reduce Future Debt Service Requirements

Final Balance (G - C): 25,443,563

TID 12

- Boundary and project plan amendment in 2008
- Boundary and project plan amendment in 2010
- Recipient of shared increments from various other TIDs (2019)
- Largely overlaid by TID 18

TID 12

Tax Increment District No. 12 (Three Rivers Plaza) Tax Increment Projection Worksheet

Type of District	Blighted Area	Actual Base Value	19,363,800
Actual Creation Date	7/14/2005	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2005	Property Appreciation Factor	0.00%
Maximum Life (In Years)	27	Current Tax Rate (Per \$1,000 EV)	\$19.64
Expenditure Period (In Years)	22	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	27 2033	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	7/14/2027	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	7/14/2032	Discount Rate 1 for NPV Calculation	N/A
Eligible for Extension/No. of Years	Yes 3	Discount Rate 2 for NPV Calculation	N/A
Eligible Recipient District	Yes		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2021	0	2022	0	22,998,800	2023	19.64	451,659
2	2022	0	2023	0	29,493,400	2024	19.64	579,202
3	2023	0	2024	0	29,493,400	2025	19.64	579,202
4	2024	0	2025	0	29,493,400	2026	19.64	579,202
5	2025	0	2026	0	29,493,400	2027	19.64	579,202
6	2026	0	2027	0	29,493,400	2028	19.64	579,202
7	2027	0	2028	0	29,493,400	2029	19.64	579,202
8	2028	0	2029	0	29,493,400	2030	19.64	579,202
9	2029	0	2030	0	29,493,400	2031	19.64	579,202
10	2030	0	2031	0	29,493,400	2032	19.64	579,202
11	2031	0	2032	0	29,493,400	2033	19.64	579,202
		0			0	Future Value of Increment		6,243,678

TID 12 – Cash Flow

As of Dec. 31, 2022:

**Tax Increment District No. 12 (Three Rivers Plaza)
Cash Flow Pro Forma**

Cash and Investments: \$36,842 (A)
Future Debt Service Requirements: \$3,958,659 (B)
Advances from Other Funds (General Fund): \$214,115 (C)

Year	Revenues				Expenditures				Balances			Year
	Tax Increments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2023	451,659	0	0	451,659	485,000	0	12,500	497,500	(45,841)	(8,999)	3,473,659	2023
2024	579,202	0	0	579,202	485,000	0	12,000	497,000	82,202	73,203	2,988,659	2024
2025	579,202	0	0	579,202	600,000	0	12,000	612,000	(32,798)	40,405	2,388,659	2025
2026	579,202	0	0	579,202	600,000	0	12,000	612,000	(32,798)	7,607	1,788,659	2026
2027	579,202	0	0	579,202	600,000	0	12,000	612,000	(32,798)	(25,192)	1,188,659	2027
2028	579,202	0	0	579,202	620,000	0	12,000	632,000	(52,798)	(77,990)	568,659	2028
2029	579,202	0	0	579,202	525,000	0	12,000	537,000	42,202	(35,788)	43,659	2029
2030	579,202	0	0	579,202	43,659	0	12,000	55,659	523,543	487,755	0	2030
2031	579,202	0	0	579,202	0	0	12,000	12,000	567,202	1,054,957	0	2031
2032	579,202	0	0	579,202	0	0	12,000	12,000	567,202	1,622,159	0	2032
2033	579,202	0	0	579,202	0	0	12,000	12,000	567,202	2,189,361	0	2033
Total	6,243,678	0	0	6,243,678	3,958,659	0	132,500	4,091,159				

NOTES:

1. Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
2. Debt Service Transfers reduce Future Debt Service Requirements

Final Balance (G - C): 1,975,246

TID 13

- Boundary and project plan amendment in 2009
- Boundary and project plan amendment in 2012
- Project plan amendment in 2016
- Boundary and project plan amendment in 2017
- Project plan amendment in 2019 donor to TID 12
- Project plan amendment in 2020 donor to TID 18
- Expenditure period expired in 2021
- 3-year extension in 2021

TID 13

Tax Increment District No. 13 (Kwik Trip) Tax Increment Projection Worksheet

Type of District	Mixed Use	Actual Base Value	48,356,400
Actual Creation Date	5/11/2006	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2006	Property Appreciation Factor	0.00%
Maximum Life (In Years)	20	Current Tax Rate (Per \$1,000 EV)	\$19.64
Expenditure Period (In Years)	15	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	19 2026	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	5/11/2021	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	5/11/2026	Discount Rate 1 for NPV Calculation	N/A
Eligible for Extension/No. of Years	Yes 3	Discount Rate 2 for NPV Calculation	N/A
Eligible Recipient District	No		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2021	0	2022	0	138,996,900	2023	19.64	2,729,671
2	2022	0	2023	0	167,578,900	2024	19.64	3,290,974
3	2023	0	2024	0	167,578,900	2025	19.64	3,290,974
4	2024	0	2025	0	167,578,900	2026	19.64	3,290,974
5	2025	0	2026	0	167,578,900	2027	19.64	3,290,974
6	2026	0	2027	0	167,578,900	2028	19.64	3,290,974
7	2027	0	2028	0	167,578,900	2029	19.64	3,290,974
8	2028	0	2029	0	167,578,900	2030	19.64	3,290,974
		0			0	Future Value of Increment		25,766,492

TID 13 – Cash Flow

As of Dec. 31, 2022:

Tax Increment District No. 13 (Kwik Trip)

Cash and Investments: \$9,596,647 (A)

Cash Flow Pro Forma

Future Debt Service Requirements: \$4,550,767 (B)

Advances from Other Funds (General Fund): \$0 (C)

Year	Revenues						Expenditures						Balances			Year
	Tax Increments	Exempt Computer Aids	Minimum Tax Payments	Lease Payments	Other Revenue	Total Revenues (D)	G.O. Debt Service Transfers	2021 NAN \$4,235,000 Debt Service	Dev. Ag. Payments DuraTech	Transfers to TID 18	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2023	2,729,671	185,000	0	0	0	2,914,671	66,749	71,148	14,000	600,000	90,950	842,847	2,071,824	11,668,471	4,412,870	2023
2024	3,290,974	166,500	0	0	0	3,457,474	0	71,148		325,000	86,500	482,648	2,974,826	14,643,297	4,341,722	2024
2025	3,290,974	149,850	0	0	0	3,440,824	0	71,148		0	86,500	157,648	3,283,176	17,926,474	4,270,574	2025
2026	3,290,974	134,865	0	0	0	3,425,839	0	4,270,574		0	86,500	4,357,074	(931,235)	16,995,239	0	2026
2027	3,290,974	121,379	0	0	0	3,412,353	0			580,000	86,500	666,500	2,745,853	19,741,092	0	2027
2028	3,290,974	109,241	0	0	0	3,400,215	0			0	86,500	86,500	3,313,715	23,054,807	0	2028
2029	3,290,974	98,317	0	0	0	3,389,291	0			0	86,500	86,500	3,302,791	26,357,598	0	2029
2030	3,290,974	88,485	0	0	0	3,379,459	0			0	86,500	86,500	3,292,959	29,650,558	0	2030
Total	25,766,492	1,053,636	0	0	0	26,820,128	66,749	4,484,018	14,000	1,505,000	696,450	6,766,217				

Final Balance (G - C): 29,650,558

NOTES:

1. Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
2. Debt Service Transfers reduce Future Debt Service Requirements

TID 14

- Project plan amendment in 2012
- Development agreement with Gundersen Lutheran
- Boundary Amendment 2017
- Project plan amendment in 2019 donor to TID 12
- Project plan amendment in 2020 donor to TID 18
- Expenditure period ended in 2021

TID 14

Tax Increment District No. 14 (Gundersen Lutheran) Tax Increment Projection Worksheet

Type of District	Mixed Use	Actual Base Value	57,869,800
Actual Creation Date	8/24/2006	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2006	Property Appreciation Factor	0.00%
Maximum Life (In Years)	20	Current Tax Rate (Per \$1,000 EV)	\$19.64
Expenditure Period (In Years)	15	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	20 2027	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	8/24/2021	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	8/24/2026	Discount Rate 1 for NPV Calculation	N/A
Eligible for Extension/No. of Years	Yes 3	Discount Rate 2 for NPV Calculation	N/A
Eligible Recipient District	No		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2021	0	2022	0	71,103,900	2023	19.64	1,396,364
2	2022	0	2023	0	76,346,600	2024	19.64	1,499,322
3	2023	0	2024	0	76,346,600	2025	19.64	1,499,322
4	2024	0	2025	0	76,346,600	2026	19.64	1,499,322
5	2025	0	2026	0	76,346,600	2027	19.64	1,499,322
		0		0				

Future Value of Increment **7,393,651**

TID 14 - Cash Flow

As of Dec. 31, 2022:

Tax Increment District No. 14 (Gundersen Lutheran)

Cash and Investments: \$3,669,452 (A)

Cash Flow Pro Forma

Future Debt Service Requirements: \$25,823 (B)

Advances from Other Funds (General Fund): \$0 (C)

Reinvestment Contribution Fund Balance: \$970,673 (D)

Year	Revenues					Expenditures							Balances			Reinvestment Contribution			Year
	Tax Increments	Exempt Computer Aids	Minimum Tax Payments	Other Revenue	Total Revenues (E)	Debt Service Transfers	Dev. Agr. Payments Gundersen	Dev. Agr. Payments 2219 Lofts	Other Exp.	Transfers to TID 18	Admin	Total Expenses (G)	Annual (F) (E - G)	Cumulative (H)	Future Debt Service (I)	Reinvest. Contrib. (J = F)	Outlays (K)	Ending Balance (D + J - K)	
2023	1,396,364	600,000	0	0	1,996,364	25,823	1,100,000	15,000	0	410,000	46,500	1,597,323	399,041	4,068,493	0	0	0	970,673	2023
2024	1,499,322	540,000	0	0	2,039,322	0	1,100,000	15,000	0	25,000	44,500	1,184,500	854,822	4,923,315	0	0	0	970,673	2024
2025	1,499,322	486,000	0	0	1,985,322	0	1,100,000	15,000	0	350,000	44,500	1,509,500	475,822	5,399,137	0	0	0	970,673	2025
2026	1,499,322	437,400	0	0	1,936,722	0	1,100,000	15,000	0	3,350,000	44,500	4,509,500	(2,572,778)	2,826,358	0	0	0	970,673	2026
2027	1,499,322	393,660	0	0	1,892,982	0	1,100,000	15,000	0	3,500,000	44,500	4,659,500	(2,766,518)	59,840	0	0	0	970,673	2027
Total	7,393,651	2,457,060	0	0	9,850,711	25,823	5,500,000	75,000	0	7,635,000	224,500	13,460,323							

Final Balance (G - C): 59,840

NOTES:

- Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
- Debt Service Transfers reduce Future Debt Service Requirements
- Exempt computer aids estimated - reduced by 10% annually
- Reinvestment Contribution balance is to be spent on specific projects under an agreement with Gundersen

TID 15

- Created 2013
- Project Plan Amendment 2019 and donor to TID 12
- Project plan amendment in 2020 donor to TID 18

TID 15

Tax Increment District No. 15 (Chart / Trane) Tax Increment Projection Worksheet

Type of District	Mixed Use	Actual Base Value	62,802,000
Actual Creation Date	8/8/2013	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2013	Property Appreciation Factor	0.00%
Maximum Life (In Years)	20	Current Tax Rate (Per \$1,000 EV)	\$19.64
Expenditure Period (In Years)	15	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	20 2034	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	8/8/2028	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	8/8/2033	Discount Rate 1 for NPV Calculation	N/A
Eligible for Extension/No. of Years	Yes 3	Discount Rate 2 for NPV Calculation	N/A
Eligible Recipient District	No		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2021	0	2022	0	42,824,200	2023	19.64	840,997
2	2022	0	2023	0	62,707,900	2024	19.64	1,231,480
3	2023	0	2024	0	62,707,900	2025	19.64	1,231,480
4	2024	0	2025	0	62,707,900	2026	19.64	1,231,480
5	2025	0	2026	0	62,707,900	2027	19.64	1,231,480
6	2026	0	2027	0	62,707,900	2028	19.64	1,231,480
7	2027	0	2028	0	62,707,900	2029	19.64	1,231,480
8	2028	0	2029	0	62,707,900	2030	19.64	1,231,480
9	2029	0	2030	0	62,707,900	2031	19.64	1,231,480
10	2030	0	2031	0	62,707,900	2032	19.64	1,231,480
11	2031	0	2032	0	62,707,900	2033	19.64	1,231,480
12	2032	0	2033	0	62,707,900	2034	19.64	1,231,480
		0		0				
							Future Value of Increment	14,387,279

TID 15 – Cash Flow

Tax Increment District No. 15 (Chart / Trane) Cash Flow Pro Forma

As of Dec. 31, 2022:

Cash and Investments: \$615,786 (A)
 Future Debt Service Requirements: \$0 (B)
 Advances from Other Funds (General Fund): \$0 (C)

Year	Revenues						Expenditures								Balances			Year
	Tax Increments	Exempt Computer Aids	Min. Tax Payment Chart	Min. Tax Payment Trane	Other Revenue	Total Revenues (D)	Debt Service Transfers	DA Payments Chart	DA Payments Trane	Other Expenses	Capital Outlay	Transfers to TID 18	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2023	840,997	60,000	0	0	0	900,997	0		255,000	0	300,000	0	23,500	578,500	322,497	938,283	0	2023
2024	1,231,480	54,000	0	0	0	1,285,480	0		255,000	0	354,000	0	22,500	631,500	653,980	1,592,263	0	2024
2025	1,231,480	48,600	0	0	0	1,280,080	0		255,000	0	528,000	0	22,500	805,500	474,580	2,066,843	0	2025
2026	1,231,480	43,740	0	0	0	1,275,220	0		255,000	0		0	22,500	277,500	997,720	3,064,564	0	2026
2027	1,231,480	39,366	0	0	0	1,270,846	0		255,000	0		0	22,500	277,500	993,346	4,057,910	0	2027
2028	1,231,480	35,429	0	0	0	1,266,910	0		255,000	0		0	22,500	277,500	989,410	5,047,319	0	2028
2029	1,231,480	31,886	0	0	0	1,263,367	0		255,000	0		0	22,500	277,500	985,867	6,033,186	0	2029
2030	1,231,480	28,698	0	0	0	1,260,178	0		255,000	0		0	22,500	277,500	982,678	7,015,864	0	2030
2031	1,231,480	25,828	0	0	0	1,257,308	0		255,000	0		0	22,500	277,500	979,808	7,995,672	0	2031
2032	1,231,480	23,245	0	0	0	1,254,725	0		255,000	0		0	22,500	277,500	977,225	8,972,898	0	2032
2033	1,231,480	20,921	0	0	0	1,252,401	0		255,000	0		0	22,500	277,500	974,901	9,947,799	0	2033
2034	1,231,480	18,829	0	0	0	1,250,309	0		0	0		0	22,500	22,500	1,227,809	11,175,607	0	2034
Total	14,387,279	430,542	0	0	0	14,817,821	0	0	2,805,000	0	1,182,000	0	271,000	4,258,000				

NOTES:

1. City development agreement with Chart calls for distribution of 85% of tax increment not to exceed a cumulative amount of \$1,500,000 - payments are estimated
2. City development agreement with Trane calls for distribution of 90% of tax increment not to exceed a cumulative amount of \$5,500,000 - payments are estimated
3. Debt Service Transfers reduce Future Debt Service Requirements

Final Balance (G - C): 11,175,607

TID 16

- Created 2014
- Project plan amendment in 2019 donor to TID 12
- Project plan amendment in 2020 donor to TID 18

TID 16

Tax Increment District No. 16 (Trane Plant 6) Tax Increment Projection Worksheet

Type of District	Mixed Use	Actual Base Value	18,087,300
Actual Creation Date	6/12/2014	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2014	Property Appreciation Factor	0.00%
Maximum Life (In Years)	20	Current Tax Rate (Per \$1,000 EV)	\$19.64
Expenditure Period (In Years)	15	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	20 2035	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	6/12/2029	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	6/12/2034	Discount Rate 1 for NPV Calculation	N/A
Eligible for Extension/No. of Years	Yes 3	Discount Rate 2 for NPV Calculation	N/A
Eligible Recipient District	No		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2021	0	2022	0	14,090,600	2023	19.64	276,716
2	2022	0	2023	0	39,835,100	2024	19.64	782,296
3	2023	0	2024	0	39,835,100	2025	19.64	782,296
4	2024	0	2025	0	39,835,100	2026	19.64	782,296
5	2025	0	2026	0	39,835,100	2027	19.64	782,296
6	2026	0	2027	0	39,835,100	2028	19.64	782,296
7	2027	0	2028	0	39,835,100	2029	19.64	782,296
8	2028	0	2029	0	39,835,100	2030	19.64	782,296
9	2029	0	2030	0	39,835,100	2031	19.64	782,296
10	2030	0	2031	0	39,835,100	2032	19.64	782,296
11	2031	0	2032	0	39,835,100	2033	19.64	782,296
12	2032	0	2033	0	39,835,100	2034	19.64	782,296
13	2033	0	2034	0	39,835,100	2035	19.64	782,296
		0		0				
							Future Value of Increment	9,664,268

TID 16 – Cash Flow

Tax Increment District No. 16 (Trane Plant 6) Cash Flow Pro Forma

As of Dec. 31, 2022:

Cash and Investments: **\$210,279 (A)**
 Future Debt Service Requirements: **\$470,839 (B)**
 Advances from Other Funds (General Fund): **\$0 (C)**

Year	Revenues				Expenditures							Balances			Year
	Tax Increments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	Capital Outlay	Trane Plant 6	Other Expenses	Transfers to TID 18	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2023	276,716	0	0	276,716	250,962	0	0	0	0	15,500	266,462	10,254	220,533	219,877	2023
2024	782,296	0	0	782,296	219,877	0	0	0	0	14,600	234,477	547,819	768,352	0	2024
2025	782,296	0	0	782,296	0	300,000	0	0	0	14,600	314,600	467,696	1,236,048	0	2025
2026	782,296	0	0	782,296	0	225,000	0	0	0	14,600	239,600	542,696	1,778,744	0	2026
2027	782,296	0	0	782,296	0	0	0	0	0	14,600	14,600	767,696	2,546,440	0	2027
2028	782,296	0	0	782,296	0	0	0	0	0	14,600	14,600	767,696	3,314,136	0	2028
2029	782,296	0	0	782,296	0	0	0	0	0	14,600	14,600	767,696	4,081,832	0	2029
2030	782,296	0	0	782,296	0	0	0	0	0	14,600	14,600	767,696	4,849,528	0	2030
2031	782,296	0	0	782,296	0	0	0	0	0	14,600	14,600	767,696	5,617,224	0	2031
2032	782,296	0	0	782,296	0	0	0	0	0	14,600	14,600	767,696	6,384,920	0	2032
2033	782,296	0	0	782,296	0	0	0	0	0	14,600	14,600	767,696	7,152,616	0	2033
2034	782,296	0	0	782,296	0	0	0	0	0	14,600	14,600	767,696	7,920,312	0	2034
2035	782,296	0	0	782,296	0	0	0	0	0	14,600	14,600	767,696	8,688,008	0	2035
Total	9,664,268	0	0	9,664,268	470,839	525,000	0	0	0	190,700	1,186,539				

NOTES:

Final Balance (G - C): 8,688,008

TID 17

- Created 2015
- Project Plan and Boundary Amendment 2019
- Project plan amendment in 2019 donor to TID 12
- Project plan amendment in 2020 donor to TID 18
- Boundary and Project Plan Amendment 2023

TID 17

Tax Increment District No. 17 (Downtown North) Tax Increment Projection Worksheet

Type of District	Mixed Use	Actual Base Value	11,744,600
Actual Creation Date	9/29/2015	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2015	Property Appreciation Factor	0.00%
Maximum Life (In Years)	20	Current Tax Rate (Per \$1,000 EV)	\$19.64
Expenditure Period (In Years)	15	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	20 2036	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	9/29/2030	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	9/29/2035	Discount Rate 1 for NPV Calculation	N/A
Eligible for Extension/No. of Years	Yes 3	Discount Rate 2 for NPV Calculation	N/A
Eligible Recipient District	No		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2021	0	2022	0	76,594,600	2023	19.64	1,504,192
2	2022	0	2023	0	107,040,200	2024	19.64	2,102,094
3	2023	0	2024	0	107,040,200	2025	19.64	2,102,094
4	2024	0	2025	0	107,040,200	2026	19.64	2,102,094
5	2025	0	2026	0	107,040,200	2027	19.64	2,102,094
6	2026	0	2027	0	107,040,200	2028	19.64	2,102,094
7	2027	0	2028	0	107,040,200	2029	19.64	2,102,094
8	2028	0	2029	0	107,040,200	2030	19.64	2,102,094
9	2029	0	2030	0	107,040,200	2031	19.64	2,102,094
10	2030	0	2031	0	107,040,200	2032	19.64	2,102,094
11	2031	0	2032	0	107,040,200	2033	19.64	2,102,094
12	2032	0	2033	0	107,040,200	2034	19.64	2,102,094
13	2033	0	2034	0	107,040,200	2035	19.64	2,102,094
14	2034	0	2035	0	107,040,200	2036	19.64	2,102,094
		0		0				
						Future Value of Increment		28,831,411

TID 17 – Cash Flow

Tax Increment District No. 17 (Downtown North) Cash Flow Pro Forma

As of Dec. 31, 2022:

Cash and Investments: \$1,599,653 (A)
 Future Debt Service Requirements: \$10,893,009 (B)
 Advances from Other Funds (General Fund): \$0 (C)

Year	Revenues				Expenditures							Balances			Year
	Tax Increments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	DA Payments 333 Front	Capital Outlay	Other Expenses	Transfers to TID 18	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service	
2023	1,504,192	0	0	1,504,192	1,079,231	0	120,000	0	0	41,750	1,199,231	304,961	1,904,614	9,813,778	2023
2024	2,102,094	0	0	2,102,094	1,078,031	0	1,066,900	0	0	40,000	2,144,931	(42,837)	1,861,776	8,735,746	2024
2025	2,102,094	0	0	2,102,094	1,080,831	0		0	0	40,000	1,080,831	1,021,263	2,883,039	7,654,915	2025
2026	2,102,094	0	0	2,102,094	1,077,431	280,000		0	0	40,000	1,357,431	744,663	3,627,701	6,577,484	2026
2027	2,102,094	0	0	2,102,094	1,070,681	280,000		0	0	40,000	1,350,681	751,413	4,379,114	5,506,803	2027
2028	2,102,094	0	0	2,102,094	1,062,431	280,000		0	0	40,000	1,342,431	759,663	5,138,776	4,444,371	2028
2029	2,102,094	0	0	2,102,094	1,064,544			0	0	40,000	1,064,544	1,037,550	6,176,326	3,379,828	2029
2030	2,102,094	0	0	2,102,094	1,063,150			0	0	40,000	1,063,150	1,038,944	7,215,270	2,316,678	2030
2031	2,102,094	0	0	2,102,094	1,065,188			0	0	40,000	1,065,188	1,036,906	8,252,176	1,251,490	2031
2032	2,102,094	0	0	2,102,094	1,251,490			0	0	40,000	1,251,490	850,604	9,102,780	0	2032
2033	2,102,094	0	0	2,102,094				0	0	40,000	0	2,102,094	11,204,874	0	2033
2034	2,102,094	0	0	2,102,094				0	0	40,000	0	2,102,094	13,306,968	0	2034
2035	2,102,094	0	0	2,102,094				0	0	40,000	0	2,102,094	15,409,062	0	2035
2036	2,102,094	0	0	2,102,094				0	0	40,000	0	2,102,094	17,511,155	0	2036
Total	28,831,411	0	0	28,831,411	10,893,009	840,000	1,186,900	0	0	561,750	12,919,909				

NOTES:

Final Balance (G - C): 17,511,155

TID 18

- Created 2020
- Project Plan Amendment in 2022
- Boundary and Project Plan Amendment in 2023
- When reviewing cash flow, donor TIDs have ample resources to cover cash flow deficits in the future
 - ✓ Transfers will take into consideration actual tax increment from TID 18 and anticipated capital costs

TID 18

City of La Crosse, WI

Tax Increment District No. 18

Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	n/a
District Creation Date	July 9, 2020	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2020	Base Tax Rate	\$23.38
Max Life (Years)	27	Rate Adjustment Factor	
Expenditure Period/Termination	22 7/9/2042	Tax Exempt Discount Rate	N/A
Revenue Periods/Final Year	27 2048	Taxable Discount Rate	N/A
Extension Eligibility/Years	Yes 3		
Eligible Recipient District	Yes		

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	
1	2020	0	2021	0	616,600	2022	\$23.88	14,723
2	2021	0	2022	0	0	2023	\$23.38	0
3	2022	0	2023	0	599,500	2024	\$19.64	11,773
4	2023	0	2024	0	599,500	2025	\$19.64	11,773
5	2024	0	2025	0	599,500	2026	\$19.64	11,773
6	2025	0	2026	0	599,500	2027	\$19.64	11,773
7	2026	0	2027	0	599,500	2028	\$19.64	11,773
8	2027	0	2028	0	599,500	2029	\$19.64	11,773
9	2028	0	2029	0	599,500	2030	\$19.64	11,773
10	2029	0	2030	0	599,500	2031	\$19.64	11,773
11	2030	0	2031	0	599,500	2032	\$19.64	11,773
12	2031	0	2032	0	599,500	2033	\$19.64	11,773
13	2032	0	2033	0	599,500	2034	\$19.64	11,773
14	2033	0	2034	0	599,500	2035	\$19.64	11,773
15	2034	0	2035	0	599,500	2036	\$19.64	11,773
16	2035	0	2036	0	599,500	2037	\$19.64	11,773
17	2036	0	2037	0	599,500	2038	\$19.64	11,773
18	2037	0	2038	0	599,500	2039	\$19.64	11,773
19	2038	0	2039	0	599,500	2040	\$19.64	11,773
20	2039	0	2040	0	599,500	2041	\$19.64	11,773
21	2040	0	2041	0	599,500	2042	\$19.64	11,773
22	2041	0	2042	0	599,500	2043	\$19.64	11,773
23	2042	0	2043	0	599,500	2044	\$19.64	11,773
24	2043	0	2044	0	599,500	2045	\$19.64	11,773
25	2044	0	2045	0	599,500	2046	\$19.64	11,773
26	2045	0	2046	0	599,500	2047	\$19.64	11,773
27	2046	0	2047	0	599,500	2048	\$19.64	11,773
Totals	0		0		Future Value of Increment		309,053	

TID 18 – Cash Flow

City of La Crosse, WI

Tax Increment District No. 18

Cash Flow Projection

Year	REVENUES										EXPENDITURES							BALANCES		Year		
	Tax Increments	TID 11 Donor Revenues	TID 13 Donor Revenues	TID 14 Donor Revenues	TID 15 Donor Revenues	TID 16 Donor Revenues	TID 17 Donor Revenues	Land Sale Proceeds	Other Revenue	Total Revenues	Phase I Fill RDA Rev \$3,000,000 2021	Phase II RDA Rev \$3,890,000 2022	Develop. Incentives	Property Acquisition	Capital Costs	Operating Costs	Engineering, etc.	Admin.	Total Expenditures		Annual	Cumulative
2023	0	0	600,000	410,000	0	0	0	0	0	1,010,000	1.89% Int. Only 56,700	2.75% Int. Only 94,760				100,000	700,000	50,000	1,001,460	8,540	8,540	2023
2024	11,773	0	325,000	25,000	0	0	0	0	0	361,773	56,700	98,028				100,000		100,000	354,728	7,045	15,585	2024
2025	11,773	0	0	350,000	0	0	0	0	0	361,773	56,700	98,028				100,000		100,000	354,728	7,045	22,630	2025
2026	11,773	0	0	3,350,000	0	0	0	0	0	3,361,773	3,056,700	98,028				100,000		100,000	3,354,728	7,045	29,675	2026
2027	11,773	0	580,000	3,500,000	0	0	0	0	0	4,091,773		3,988,028						100,000	4,088,028	3,745	33,420	2027
2028	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(54,806)	2028
2029	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(143,033)	2029
2030	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(231,260)	2030
2031	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(319,487)	2031
2032	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(407,714)	2032
2033	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(495,940)	2033
2034	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(584,167)	2034
2035	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(672,394)	2035
2036	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(760,621)	2036
2037	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(848,848)	2037
2038	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(937,074)	2038
2039	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(1,025,301)	2039
2040	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(1,113,528)	2040
2041	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(1,201,755)	2041
2042	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(1,289,982)	2042
2043	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(1,378,208)	2043
2044	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(1,466,435)	2044
2045	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(1,554,662)	2045
2046	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(1,642,889)	2046
2047	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(1,731,116)	2047
2048	11,773	0	0	0	0	0	0	0	0	11,773								100,000	100,000	(88,227)	(1,819,343)	2048
Total	294,330		1,505,000	7,635,000	0	0	0	0	0	9,434,330	3,226,800	4,376,872	0	0	0	500,000	1,568,200	2,570,000	12,241,872			Total

Notes:

* Donor TID revenues are estimated based on projected expenditure requirements. Revenue can be shared from any eligible donor TID.

* Borrowed proceeds are not shown as revenues. Expenditures are shown net of costs funded from borrowed proceeds.

* Eligible Donor TIDs: 11, 13, 14, 15, 16, 17

- Forecast is current state and does not include future capital projects or anticipated transfers from donor TIDs

TID 19

- Created 2020

TID 19

Tax Increment District No. 19 (Kmart) Tax Increment Projection Worksheet

Type of District	Blighted Area	Actual Base Value	11,744,600
Actual Creation Date	7/9/2020	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2020	Property Appreciation Factor	0.00%
Maximum Life (In Years)	27	Current Tax Rate (Per \$1,000 EV)	\$19.64
Expenditure Period (In Years)	22	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	27 2048	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	7/9/2042	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	7/9/2047	Discount Rate 1 for NPV Calculation	N/A
Eligible for Extension/No. of Years	Yes 3	Discount Rate 2 for NPV Calculation	N/A
Eligible Recipient District	Yes		

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2021	0	2022	0	0	2023	23.38	0
2	2022	0	2023	0	0	2024	19.64	0
3	2023	0	2024	0	0	2025	19.64	0
4	2024	0	2025	0	0	2026	19.64	0
5	2025	0	2026	0	0	2027	19.64	0
6	2026	0	2027	0	0	2028	19.64	0
7	2027	0	2028	0	0	2029	19.64	0
8	2028	0	2029	0	0	2030	19.64	0
9	2029	0	2030	0	0	2031	19.64	0
10	2030	0	2031	0	0	2032	19.64	0
11	2031	0	2032	0	0	2033	19.64	0
12	2032	0	2033	0	0	2034	19.64	0
13	2033	0	2034	0	0	2035	19.64	0
14	2034	0	2035	0	0	2036	19.64	0
15	2035	0	2036	0	0	2037	19.64	0
16	2036	0	2037	0	0	2038	19.64	0
17	2037	0	2038	0	0	2039	19.64	0
18	2038	0	2039	0	0	2040	19.64	0
19	2039	0	2040	0	0	2041	19.64	0
20	2040	0	2041	0	0	2042	19.64	0
21	2041	0	2042	0	0	2043	19.64	0
22	2042	0	2043	0	0	2044	19.64	0
23	2043	0	2044	0	0	2045	19.64	0
24	2044	0	2045	0	0	2046	19.64	0
25	2045	0	2046	0	0	2047	19.64	0
26	2046	0	2047	0	0	2048	19.64	0
		0		0				

Future Value of Increment 0

TID 19 – Cash Flow

As of Dec. 31, 2022:

Tax Increment District No. 19 (Kmart)
Cash Flow Pro Forma

Cash and Investments: \$0 (A)
Future Debt Service Requirements: \$0 (B)
Advances from Other Funds (General Fund): \$10,000 (C)

Year	Revenues				Expenditures				Balances			Year
	Tax Increments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	Other Expenses	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service	
2023	0	0	0	0		0	7,500	7,500	(7,500)	(7,500)	0	2023
2024	0	0	0	0		0	7,500	7,500	(7,500)	(15,000)	0	2024
2025	0	0	0	0		0	7,500	7,500	(7,500)	(22,500)	0	2025
2026	0	0	0	0		0	7,500	7,500	(7,500)	(30,000)	0	2026
2027	0	0	0	0		0	7,500	7,500	(7,500)	(37,500)	0	2027
2028	0	0	0	0		0	7,500	7,500	(7,500)	(45,000)	0	2028
2029	0	0	0	0		0	7,500	7,500	(7,500)	(52,500)	0	2029
2030	0	0	0	0		0	7,500	7,500	(7,500)	(60,000)	0	2030
2031	0	0	0	0		0	7,500	7,500	(7,500)	(67,500)	0	2031
2032	0	0	0	0		0	7,500	7,500	(7,500)	(75,000)	0	2032
2033	0	0	0	0		0	7,500	7,500	(7,500)	(82,500)	0	2033
2034	0	0	0	0		0	7,500	7,500	(7,500)	(90,000)	0	2034
2035	0	0	0	0		0	7,500	7,500	(7,500)	(97,500)	0	2035
2036	0	0	0	0		0	7,500	7,500	(7,500)	(105,000)	0	2036
2037	0	0	0	0		0	7,500	7,500	(7,500)	(112,500)	0	2037
2038	0	0	0	0		0	7,500	7,500	(7,500)	(120,000)	0	2038
2039	0	0	0	0		0	7,500	7,500	(7,500)	(127,500)	0	2039
2040	0	0	0	0		0	7,500	7,500	(7,500)	(135,000)	0	2040
2041	0	0	0	0		0	7,500	7,500	(7,500)	(142,500)	0	2041
2042	0	0	0	0		0	7,500	7,500	(7,500)	(150,000)	0	2042
2043	0	0	0	0		0	7,500	7,500	(7,500)	(157,500)	0	2043
2044	0	0	0	0		0	7,500	7,500	(7,500)	(165,000)	0	2044
2045	0	0	0	0		0	7,500	7,500	(7,500)	(172,500)	0	2045
2046	0	0	0	0		0	7,500	7,500	(7,500)	(180,000)	0	2046
2047	0	0	0	0		0	7,500	7,500	(7,500)	(187,500)	0	2047
2048	0	0	0	0		0	7,500	7,500	(7,500)	(195,000)	0	2048
Total	0	0	0	0	0	0	195,000	195,000				

NOTES:

Final Balance (G - C): (205,000)

TID 20

- Created 2020

TID 20

Tax Increment District No. 20 (Bridgeview Plaza) Tax Increment Projection Worksheet

Type of District	Blighted Area	Actual Base Value	11,744,600
Actual Creation Date	7/9/2020	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2020	Property Appreciation Factor	0.00%
Maximum Life (In Years)	27	Current Tax Rate (Per \$1,000 EV)	\$23.88
Expenditure Period (In Years)	22	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	27 2048	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	7/9/2042	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	7/9/2047		
Eligible for Extension/No. of Years	Yes 3	Discount Rate 1 for NPV Calculation	N/A
Eligible Recipient District	Yes	Discount Rate 2 for NPV Calculation	N/A

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2021	0	2022	0	326,600	2023	19.64	6,414
2	2022	0	2023	0	0	2024	19.64	0
3	2023	0	2024	0	0	2025	19.64	0
4	2024	0	2025	0	0	2026	19.64	0
5	2025	0	2026	0	0	2027	19.64	0
6	2026	0	2027	0	0	2028	19.64	0
7	2027	0	2028	0	0	2029	19.64	0
8	2028	0	2029	0	0	2030	19.64	0
9	2029	0	2030	0	0	2031	19.64	0
10	2030	0	2031	0	0	2032	19.64	0
11	2031	0	2032	0	0	2033	19.64	0
12	2032	0	2033	0	0	2034	19.64	0
13	2033	0	2034	0	0	2035	19.64	0
14	2034	0	2035	0	0	2036	19.64	0
15	2035	0	2036	0	0	2037	19.64	0
16	2036	0	2037	0	0	2038	19.64	0
17	2037	0	2038	0	0	2039	19.64	0
18	2038	0	2039	0	0	2040	19.64	0
19	2039	0	2040	0	0	2041	19.64	0
20	2040	0	2041	0	0	2042	19.64	0
21	2041	0	2042	0	0	2043	19.64	0
22	2042	0	2043	0	0	2044	19.64	0
23	2043	0	2044	0	0	2045	19.64	0
24	2044	0	2045	0	0	2046	19.64	0
25	2045	0	2046	0	0	2047	19.64	0
26	2046	0	2047	0	0	2048	19.64	0
		0		0				

Future Value of Increment **6,414**

TID 20 - Cash Flow

As of Dec. 31, 2022:

Tax Increment District No. 20 (Bridgeview Plaza) Cash and Investments: \$0 (A)
 Cash Flow Pro Forma Future Debt Service Requirements: \$0 (B)
 Advances from Other Funds (General Fund): \$0 (C)

Year	Revenues				Expenditures			Balances			Year
	Tax Increments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Other Expenses	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service	
2023	6,414	0	0	6,414	0	7,500	7,500	(1,086)	(1,086)	0	2023
2024	0	0	0	0	0	7,500	7,500	(7,500)	(8,586)	0	2024
2025	0	0	0	0	0	7,500	7,500	(7,500)	(16,086)	0	2025
2026	0	0	0	0	0	7,500	7,500	(7,500)	(23,586)	0	2026
2027	0	0	0	0	0	7,500	7,500	(7,500)	(31,086)	0	2027
2028	0	0	0	0	0	7,500	7,500	(7,500)	(38,586)	0	2028
2029	0	0	0	0	0	7,500	7,500	(7,500)	(46,086)	0	2029
2030	0	0	0	0	0	7,500	7,500	(7,500)	(53,586)	0	2030
2031	0	0	0	0	0	7,500	7,500	(7,500)	(61,086)	0	2031
2032	0	0	0	0	0	7,500	7,500	(7,500)	(68,586)	0	2032
2033	0	0	0	0	0	7,500	7,500	(7,500)	(76,086)	0	2033
2034	0	0	0	0	0	7,500	7,500	(7,500)	(83,586)	0	2034
2035	0	0	0	0	0	7,500	7,500	(7,500)	(91,086)	0	2035
2036	0	0	0	0	0	7,500	7,500	(7,500)	(98,586)	0	2036
2037	0	0	0	0	0	7,500	7,500	(7,500)	(106,086)	0	2037
2038	0	0	1	1	0	7,500	7,500	(7,499)	(113,585)	0	2038
2039	0	0	1	1	0	7,500	7,500	(7,499)	(121,084)	0	2039
2040	0	0	2	2	0	7,500	7,500	(7,498)	(128,582)	0	2040
2041	0	0	2	2	0	7,500	7,500	(7,498)	(136,080)	0	2041
2042	0	0	3	3	0	7,500	7,500	(7,497)	(143,577)	0	2042
2043	0	0	3	3	0	7,500	7,500	(7,497)	(151,074)	0	2043
2044	0	0	4	4	0	7,500	7,500	(7,496)	(158,570)	0	2044
2045	0	0	4	4	0	7,500	7,500	(7,496)	(166,066)	0	2045
2046	0	0	5	5	0	7,500	7,500	(7,495)	(173,561)	0	2046
2047	0	0	5	5	0	7,500	7,500	(7,495)	(181,056)	0	2047
2048	0	0	6	6	0	7,500	7,500	(7,494)	(188,550)	0	2048
Total	6,414	0	36	6,450	0	195,000	195,000				

NOTES:

Final Balance (G - C): (188,550)

Important Disclosures

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