



TID Summary Report

City of La Crosse

Annual Meeting of the Joint Review Board

October 22, 2020



Summary

- City has ___ active TIDs
 - Two TIDs terminated in 2020/final revenue collection in 2021
 - ✓ TIDs 6 & 7
 - Three TIDs created in 2020
 - ✓ TIDs 18, 19, 20
 - Total captured value increment as of 1/1/21
 - ✓ \$617,654,400
 - ✓ 13.22%
-



TID Locations

See supplemental map provided by City



Forecast Assumptions

- Revenues
 - ✓ Value increment as of Jan. 1, 2021, held constant throughout the forecast period
 - ✓ Equalized tax rate for payable 2021 held constant throughout the forecast period
 - ✓ Exempt computer aids forecast at \$0 (except TID 14)
 - 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 2021 have been established to fully satisfy Future Debt Service Requirements by end of maximum life
-



TID 6

- Partially overlaid by TID 11
 - Has been recipient of excess tax increments from TIDs 5 & 8 (2018 final year)
 - Boundary (add territory) and project plan amendment in 1999
 - Project plan amendment in 2006 to add projects
 - Project plan amendment in 2010 to add projects, including “1/2 mile” projects
 - Territory subtraction 2019
 - Termination 2020 with final revenue collection 2021
-



Tax Increment District No. 6 (Downtown) Tax Increment Projection Worksheet

Type of District	Blighted Area	
Actual Creation Date	4/14/1994	
Valuation Date	Jan. 1, 1994	
Maximum Life (In Years)	27	
Expenditure Period (In Years)	22	
Revenue Periods/Final Rev Year	26	2021
End of Expenditure Period	4/14/2016	
Latest Termination Date	4/14/2021	
Eligible for Extension/No. of Years	No	0
Eligible Recipient District	Yes	

Actual Base Value	33,884,800
Pre-Amendment Base Value (Actual)	N/A
Property Appreciation Factor	0.00%
Current Tax Rate (Per \$1,000 EV)	\$23.88
Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Tax Rate Adjustment Factor (Following 2 Years)	0.00%
Tax Rate Adjustment Factor (Thereafter)	0.00%
Discount Rate 1 for NPV Calculation	N/A
Discount Rate 2 for NPV Calculation	N/A

	<i>Construction Year</i>	<i>Value Added</i>	<i>Valuation Year</i>	<i>Inflation Increment</i>	<i>Valuation Increment</i>	<i>Revenue Year</i>	<i>Tax Rate</i>	<i>Tax Increment</i>
1	2019	0	2020	0	72,408,400	2021	23.88	1,728,914
		0		0				

Future Value of Increment 1,728,914



**Tax Increment District No. 6 (Downtown)
Cash Flow Pro Forma**

As of Dec. 31, 2020:

Cash and Investments: \$646,810 (A)
Future Debt Service Requirements: \$646,810 (B)
Advances from Other Funds (General Fund): \$0 (C)

Year	Revenues						Expenditures				Balances			Year
	Tax Increments	Exempt Computer Aid	Allocation from TID 5	Allocation from TID 8	Other Revenue	Total Revenues (D)	Debt Service Transfers	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2021	1,728,914	0			0	1,728,914	646,810		10,000	656,810	1,072,104	1,718,914	0	2021
Total	1,728,914	0	0	0	0	1,728,914	646,810	0	10,000	656,810				

Final Balance (G - C): 1,718,914

NOTES:

1. Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
2. Debt Service Transfers reduce Future Debt Service Requirements
3. TID 6 is an eligible recipient of positive tax increments from TIDs 5 & 8



TID 7

- Final year of increment collection 2021
- Four years of increment collection foregone



Tax Increment District No. 7 (Amtrak Depot) Tax Increment Projection Worksheet

Type of District	Blighted Area
Actual Creation Date	8/14/1997
Valuation Date	Jan. 1, 1997
Maximum Life (In Years)	27
Expenditure Period (In Years)	22
Revenue Periods/Final Rev Year	27 2025
End of Expenditure Period	8/14/2019
Latest Termination Date	8/14/2024
Eligible for Extension/No. of Years	Yes 4
Eligible Recipient District	Yes

Actual Base Value	15,660,400
Pre-Amendment Base Value (Actual)	N/A
Property Appreciation Factor	0.00%
Current Tax Rate (Per \$1,000 EV)	\$23.88
Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Tax Rate Adjustment Factor (Following 2 Years)	0.00%
Tax Rate Adjustment Factor (Thereafter)	0.00%
Discount Rate 1 for NPV Calculation	N/A
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	2019	0	2020	0	13,669,700	2021	23.88	326,395
2	2020	0	2021	0	13,669,700	2022	23.88	326,395
3	2021	0	2022	0	13,669,700	2023	23.88	326,395
4	2022	0	2023	0	13,669,700	2024	23.88	326,395
5	2023	0	2024	0	13,669,700	2025	23.88	326,395
		0			0			

Future Value of Increment 326,395



**Tax Increment District No. 7 (Amtrak Depot)
Cash Flow Pro Forma**

As of Dec. 31, 2020:

Cash and Investments: \$382,110 (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	Minimum Tax Payments	Other Revenue	Total Revenues (D)	Debt Service Transfers	DA Payments Camp 20	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2021	326,395	0		0	326,395			85,438	10,000	95,438	230,957	613,067	0	2021
2022	0	0		0	0				0	0	0	0	0	2022
2023	0	0		0	0				0	0	0	0	0	2023
2024	0	0		0	0				0	0	0	0	0	2024
2025	0	0		0	0				0	0	0	0	0	2025
Total	326,395	0	0	0	326,395	0	0	85,438	10,000	95,438				

Final Balance (G - C): 613,067

NOTES:

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



TID 10

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



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

Tax Increment Projection Worksheet

Type of District	Blighted Area	
Actual Creation Date	6/12/2003	
Valuation Date	Jan. 1, 2003	
Maximum Life (In Years)	27	
Expenditure Period (In Years)	22	
Revenue Periods/Final Rev Year	27	2031
End of Expenditure Period	6/12/2025	
Latest Termination Date	6/12/2030	
Eligible for Extension/No. of Years	Yes	4
Eligible Recipient District	Yes	

Actual Base Value	2,540,100
Pre-Amendment Base Value (Actual)	N/A
Property Appreciation Factor	0.00%
Current Tax Rate (Per \$1,000 EV)	23.88
Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Tax Rate Adjustment Factor (Following 2 Years)	0.00%
Tax Rate Adjustment Factor (Thereafter)	0.00%
Discount Rate 1 for NPV Calculation	N/A
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	2019	0	2020	0	10,409,300	2021	23.88	248,546
2	2020	0	2021	0	12,889,700	2022	23.88	307,771
3	2021	0	2022	0	12,889,700	2023	23.88	307,771
4	2022	0	2023	0	12,889,700	2024	23.88	307,771
5	2023	0	2024	0	12,889,700	2025	23.88	307,771
6	2024	0	2025	0	12,889,700	2026	23.88	307,771
7	2025	0	2026	0	12,889,700	2027	23.88	307,771
8	2026	0	2027	0	12,889,700	2028	23.88	307,771
9	2027	0	2028	0	12,889,700	2029	23.88	307,771
10	2028	0	2029	0	12,889,700	2030	23.88	307,771
11	2029	0	2030	0	12,889,700	2031	23.88	307,771

0

0

Future Value of Increment

3,326,252



As of Dec. 31, 2020:

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

Cash and Investments: \$43,554 (A)
Future Debt Service Requirements: \$8,901 (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)	
2021	248,546	0		248,546	8,901	45.00%		7,500	135,379	113,167	156,721	0	2021
2022	307,771	0		307,771		118,978		7,500	126,478	181,293	338,013	0	2022
2023	307,771	0		307,771		118,978		7,500	126,478	181,293	519,306	0	2023
2024	307,771	0		307,771		118,978		7,500	126,478	181,293	700,599	0	2024
2025	307,771	0		307,771		118,978		7,500	126,478	181,293	881,891	0	2025
2026	307,771	0		307,771		118,978		7,500	126,478	181,293	1,063,184	0	2026
2027	307,771	0		307,771		118,978		7,500	126,478	181,293	1,244,477	0	2027
2028	307,771	0		307,771		113,121		7,500	120,621	187,150	1,431,626	0	2028
2029	307,771	0		307,771				7,500	7,500	300,271	1,731,897	0	2029
2030	307,771	0		307,771				7,500	7,500	300,271	2,032,168	0	2030
2031	307,771	0		307,771				7,500	7,500	300,271	2,332,438	0	2031
Total	2,710,711	0	0	3,326,252	8,901	945,967	0	82,500	1,022,368				

NOTES:

- Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
- Debt Service Transfers reduce Future Debt Service Requirements
- 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): 2,130,074



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
-



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)	23.88
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		

	<i>Construction</i>	<i>Value</i>	<i>Valuation</i>	<i>Inflation</i>	<i>Valuation</i>	<i>Revenue</i>	<i>Tax</i>	<i>Tax</i>
	<i>Year</i>	<i>Added</i>	<i>Year</i>	<i>Increment</i>	<i>Increment</i>	<i>Year</i>	<i>Rate</i>	<i>Increment</i>
1	2019	0	2020	0	170,035,300	2021	23.88	4,059,977
2	2020	0	2021	0	201,829,200	2022	23.88	4,819,128
3	2021	0	2022	0	201,829,200	2023	23.88	4,819,128
4	2022	0	2023	0	201,829,200	2024	23.88	4,819,128
5	2023	0	2024	0	201,829,200	2025	23.88	4,819,128
6	2024	0	2025	0	201,829,200	2026	23.88	4,819,128
7	2025	0	2026	0	201,829,200	2027	23.88	4,819,128
8	2026	0	2027	0	201,829,200	2028	23.88	4,819,128
9	2027	0	2028	0	201,829,200	2029	23.88	4,819,128
10	2028	0	2029	0	201,829,200	2030	23.88	4,819,128
11	2029	0	2030	0	201,829,200	2031	23.88	4,819,128
12	2030	0	2031	0	201,829,200	2032	23.88	4,819,128
		0		0				
							Future Value of Increment	57,070,383



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

As of Dec. 31, 2020:

Cash and Investments: \$3,177,356 (A)
Future Debt Service Requirements: \$19,906,611 (B)
Advances from Other Funds (General Fund): \$2,400,000 (C)

Year	Revenues					Expenditures										Balances			Year
	Tax Increments	Minimum Tax Payments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	DA Payments Charmant	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)	
2021	4,059,977	32,171	0	0	4,092,148	1,418,438	150,000	424,521	197,997	0	0	7,500	400,000	2,598,456	1,493,692	4,671,048	18,488,173	2021	
2022	4,819,128	0	0	0	4,819,128	1,912,062		440,000	266,802	1,291,433	0	7,500		3,917,797	901,331	5,572,379	16,576,111	2022	
2023	4,819,128	0	0	0	4,819,128	1,919,101		440,000	269,470	1,655,864	0	7,500		4,291,935	527,193	6,099,571	14,657,010	2023	
2024	4,819,128	0	0	0	4,819,128	1,802,006		440,000		1,566,864	0	7,500		3,816,370	1,002,758	7,102,329	12,855,004	2024	
2025	4,819,128	0	0	0	4,819,128	2,250,838		440,000		1,934,864	0	7,500		4,633,202	185,926	7,288,255	10,604,166	2025	
2026	4,819,128	0	0	0	4,819,128	2,400,895		440,000		1,045,863	0	7,500		3,894,258	924,870	8,213,125	8,203,271	2026	
2027	4,819,128	0	0	0	4,819,128	2,438,929				0	0	7,500		2,446,429	2,372,699	10,585,824	5,764,342	2027	
2028	4,819,128	0	0	0	4,819,128	2,460,000				0	0	7,500		2,467,500	2,351,628	12,937,452	3,304,342	2028	
2029	4,819,128	0	0	0	4,819,128	2,369,500				0	0	7,500		2,377,000	2,442,128	15,379,580	934,842	2029	
2030	4,819,128	0	0	0	4,819,128	934,842				0	0	7,500		942,342	3,876,786	19,256,366	0	2030	
2031	4,819,128	0	0	0	4,819,128	0				0	0	7,500		7,500	4,811,628	24,067,994	0	2031	
2032	4,819,128	0	0	0	4,819,128	0				0	0	7,500		7,500	4,811,628	28,879,621	0	2032	
Total	57,070,383	32,171	0	0	57,102,554	19,906,611	150,000	2,624,521	734,269	7,494,888	0	90,000	400,000	31,400,289					

Final Balance (G - C): 26,879,621

NOTES:

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



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



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)	\$23.88
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		

	<i>Construction Year</i>	<i>Value Added</i>	<i>Valuation Year</i>	<i>Inflation Increment</i>	<i>Valuation Increment</i>	<i>Revenue Year</i>	<i>Tax Rate</i>	<i>Tax Increment</i>
1	2019	0	2020	0	22,700,200	2021	23.88	542,019
2	2020	0	2021	0	25,791,000	2022	23.88	615,818
3	2021	0	2022	0	25,791,000	2023	23.88	615,818
4	2022	0	2023	0	25,791,000	2024	23.88	615,818
5	2023	0	2024	0	25,791,000	2025	23.88	615,818
6	2024	0	2025	0	25,791,000	2026	23.88	615,818
7	2025	0	2026	0	25,791,000	2027	23.88	615,818
8	2026	0	2027	0	25,791,000	2028	23.88	615,818
9	2027	0	2028	0	25,791,000	2029	23.88	615,818
10	2028	0	2029	0	25,791,000	2030	23.88	615,818
11	2029	0	2030	0	25,791,000	2031	23.88	615,818
12	2030	0	2031	0	25,791,000	2032	23.88	615,818
13	2031	0	2032	0	25,791,000	2033	23.88	615,818
		0		0				

Future Value of Increment 7,931,839



As of Dec. 31, 2020:

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

Cash and Investments: \$31,592 (A)
Future Debt Service Requirements: \$4,985,685 (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)	
2021	542,019	0		542,019	400,000		7,500	407,500	134,519	166,111	4,585,685	2021
2022	615,818	0		615,818	485,000		7,500	492,500	123,318	289,429	4,100,685	2022
2023	615,818	0		615,818	485,000		7,500	492,500	123,318	412,747	3,615,685	2023
2024	615,818	0		615,818	485,000		7,500	492,500	123,318	536,066	3,130,685	2024
2025	615,818	0		615,818	600,000		7,500	607,500	8,318	544,384	2,530,685	2025
2026	615,818	0		615,818	600,000		7,500	607,500	8,318	552,702	1,930,685	2026
2027	615,818	0		615,818	600,000		7,500	607,500	8,318	561,021	1,330,685	2027
2028	615,818	0		615,818	620,000		7,500	627,500	(11,682)	549,339	710,685	2028
2029	615,818	0		615,818	525,000		7,500	532,500	83,318	632,657	185,685	2029
2030	615,818	0		615,818	185,685		7,500	193,185	422,633	1,055,291	0	2030
2031	615,818	0		615,818	0		7,500	7,500	608,318	1,663,609	0	2031
2032	615,818	0		615,818	0		7,500	7,500	608,318	2,271,928	0	2032
2033	615,818	0		615,818	0		7,500	7,500	608,318	2,880,246	0	2033
Total	7,931,839	0	0	7,931,839	4,985,685	0	97,500	5,083,185				

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): 2,666,131



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
 - Expenditure period expire in 2021
 - Seeking “Technical College” extension (three years)
-



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)	\$23.88
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		

	<i>Construction Year</i>	<i>Value Added</i>	<i>Valuation Year</i>	<i>Inflation Increment</i>	<i>Valuation Increment</i>	<i>Revenue Year</i>	<i>Tax Rate</i>	<i>Tax Increment</i>
1	2019	0	2020	0	124,530,400	2021	23.88	2,973,444
2	2020	0	2021	0	158,986,300	2022	23.88	3,796,157
3	2021	0	2022	0	158,986,300	2023	23.88	3,796,157
4	2022	0	2023	0	158,986,300	2024	23.88	3,796,157
5	2023	0	2024	0	158,986,300	2025	23.88	3,796,157
6	2024	0	2025	0	158,986,300	2026	23.88	3,796,157
7	2025	0	2026	0	158,986,300	2027	23.88	3,796,157
		0		0				

Future Value of Increment 25,750,386



**Tax Increment District No. 13 (Kwik Trip)
Cash Flow Pro Forma**

As of Dec. 31, 2020:

Cash and Investments: \$2,273,810 (A)
Future Debt Service Requirements: \$66,749 (B)
Advances from Other Funds (General Fund): \$518,576 (C)

Year	Revenues						Expenditures								Balances			Year
	Tax Increments	Exempt Computer Aids	Minimum Tax Payments	Lease Payments	Other Revenue	Total Revenues (D)	Debt Service Transfers	2021 NAN \$4,235,000	DA Payments DuraTech	Floodplain Expenses	Transfers to TID 18	Advance Repayment	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2021	2,973,444	0	0	0	15,000	2,988,444	66,749		38,685	300,000	1,090,000	518,576	7,500	2,021,510	966,934	3,240,744	0	2021
2022	3,796,157	0	0	0	15,000	3,811,157	0	100,398	56,054		890,000		7,500	1,053,952	2,757,205	5,997,950	0	2022
2023	3,796,157	0	0	0	15,000	3,811,157	0	71,148	54,000		175,000		7,500	307,648	3,503,509	9,501,459	0	2023
2024	3,796,157	0	0	0	15,000	3,811,157	0	71,148			220,000		7,500	298,648	3,512,509	13,013,967	0	2024
2025	3,796,157	0	0	0	15,000	3,811,157	0	71,148			0		7,500	78,648	3,732,509	16,746,476	0	2025
2026	3,796,157	0	0	0	10,000	3,806,157	0	4,270,574			0		7,500	4,278,074	(471,917)	16,274,559	0	2026
2027	3,796,157	0	0	0	10,000	3,806,157	0				0		7,500	7,500	3,798,657	20,073,216		2027
Total	25,750,386	0	0	0	95,000	25,845,386	66,749	4,584,416	148,739	300,000	2,375,000		52,500	8,045,980				

Final Balance (G - C): 20,073,216

- NOTES:**
- Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
 - Debt Service Transfers reduce Future Debt Service Requirements
 - Development agreement with Kwik Trip calls for incentive payments, beginning 2014, based on tax increment of the project in an aggregate amount not to exceed 10% of the actual full assessed value of the property



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 2019 donor to TID 18
 - Expenditure period ended in 2021
-



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)	\$23.88
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	2019	0	2020	0	60,328,800	2021	23.88	1,440,486
2	2020	0	2021	0	72,323,200	2022	23.88	1,726,880
3	2021	0	2022	0	72,323,200	2023	23.88	1,726,880
4	2022	0	2023	0	72,323,200	2024	23.88	1,726,880
5	2023	0	2024	0	72,323,200	2025	23.88	1,726,880
6	2024	0	2025	0	72,323,200	2026	23.88	1,726,880
7	2025	0	2026	0	72,323,200	2027	23.88	1,726,880

0

0

Future Value of Increment

11,801,765



**Tax Increment District No. 14 (Gundersen Lutheran)
Cash Flow Pro Forma**

As of Dec. 31, 2020:

Cash and Investments: \$5,906,061 (A)
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	DA Payments Gundersen	DA 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)	
2021	1,440,486	180,000	0	0	1,620,486	25,823	2,147,306	12,238	350,000	0	7,500	2,542,867	(922,381)	4,983,680	0	0	0	970,673	2021
2022	1,726,880	162,000	0	0	1,888,880	0	1,073,653	15,000		0	7,500	1,096,153	792,727	5,776,407	0	0	0	970,673	2022
2023	1,726,880	145,800	0	0	1,872,680	0	1,100,494	15,000		0	7,500	1,122,994	749,686	6,526,093	0	0	0	970,673	2023
2024	1,726,880	131,220	0	0	1,858,100	0	1,128,006	15,000		0	7,500	1,150,506	707,594	7,233,686	0	0	0	970,673	2024
2025	1,726,880	118,098	0	0	1,844,978	0	1,156,207	15,000		0	7,500	1,178,707	666,271	7,899,957	0	0	0	970,673	2025
2026	1,726,880	106,288	0	0	1,833,168	0	1,185,112	15,000		0	7,500	1,207,612	625,556	8,525,513	0	0	0	970,673	2026
2027	1,726,880	95,659	0	0	1,822,539	0	1,214,739	15,000		0	7,500	1,237,239	585,300	9,110,813	0	0	0	970,673	2027
Total	11,801,765	939,066	0	0	12,740,830	25,823	9,005,517	102,238	350,000	0	52,500	9,536,078							

Final Balance (G - C): 9,110,813

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
- GL Development Agreement "Contribution" payments and "Reinvestment Contribution" payments are estimated
- Reinvestment Contribution balance is to be spent on specific projects during remainder of TID expenditure period



TID 15

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



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

Type of District
Actual Creation Date
Valuation Date
Maximum Life (In Years)
Expenditure Period (In Years)
Revenue Periods/Final Rev Year
End of Expenditure Period
Latest Termination Date
Eligible for Extension/No. of Years
Eligible Recipient District

Mixed Use
8/8/2013
Jan. 1, 2013
20
15
20 2034
8/8/2028
8/8/2033
Yes 3
No

Actual Base Value
Pre-Amendment Base Value (Actual)
Property Appreciation Factor
Current Tax Rate (Per \$1,000 EV)
Tax Rate Adjustment Factor (Next 2 Years)
Tax Rate Adjustment Factor (Following 2 Years)
Tax Rate Adjustment Factor (Thereafter)

Discount Rate 1 for NPV Calculation
Discount Rate 2 for NPV Calculation

62,802,000
N/A
0.00%
\$23.88
0.00%
0.00%
0.00%
N/A
N/A

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2019	0	2020	0	37,058,600	2021	23.88	884,858
2	2020	0	2021	0	39,375,200	2022	23.88	940,172
3	2021	0	2022	0	39,375,200	2023	23.88	940,172
4	2022	0	2023	0	39,375,200	2024	23.88	940,172
5	2023	0	2024	0	39,375,200	2025	23.88	940,172
6	2024	0	2025	0	39,375,200	2026	23.88	940,172
7	2025	0	2026	0	39,375,200	2027	23.88	940,172
8	2026	0	2027	0	39,375,200	2028	23.88	940,172
9	2027	0	2028	0	39,375,200	2029	23.88	940,172
10	2028	0	2029	0	39,375,200	2030	23.88	940,172
11	2029	0	2030	0	39,375,200	2031	23.88	940,172
12	2030	0	2031	0	39,375,200	2032	23.88	940,172
13	2031	0	2032	0	39,375,200	2033	23.88	940,172
14	2032	0	2033	0	39,375,200	2034	23.88	940,172
		0		0				
							Future Value of Increment	13,107,091



As of Dec. 31, 2020:

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

Cash and Investments: \$0 (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)	
2021	884,858	0	0	0	0	884,858	0		254,675	0	0	0	7,500	262,175	622,683	622,683	0	2021
2022	940,172	0	0	0	0	940,172	0		254,675	0	300,000	0	7,500	562,175	377,997	1,000,680	0	2022
2023	940,172	0	0	0	0	940,172	0		254,675	0	354,000	0	7,500	616,175	323,997	1,324,676	0	2023
2024	940,172	0	0	0	0	940,172	0		254,675	0	528,000	0	7,500	790,175	149,997	1,474,673	0	2024
2025	940,172	0	0	0	0	940,172	0		254,675	0		0	7,500	262,175	677,997	2,152,670	0	2025
2026	940,172	0	0	0	0	940,172	0		254,675	0		0	7,500	262,175	677,997	2,830,667	0	2026
2027	940,172	0	0	0	0	940,172	0		254,675	0		0	7,500	262,175	677,997	3,508,664	0	2027
2028	940,172	0	0	0	0	940,172	0		254,675	0		0	7,500	262,175	677,997	4,186,660	0	2028
2029	940,172	0	0	0	0	940,172	0		254,675	0		0	7,500	262,175	677,997	4,864,657	0	2029
2030	940,172	0	0	0	0	940,172	0		254,675	0		0	7,500	262,175	677,997	5,542,654	0	2030
2031	940,172	0	0	0	0	940,172	0		254,675	0		0	7,500	262,175	677,997	6,220,651	0	2031
2032	940,172	0	0	0	0	940,172	0		254,675	0		0	7,500	262,175	677,997	6,898,648	0	2032
2033	940,172	0	0	0	0	940,172	0		254,675	0		0	7,500	262,175	677,997	7,576,644	0	2033
2034	940,172	0	0	0	0	940,172	0			0		0	7,500	7,500	932,672	8,509,316	0	2034
Total	13,107,091	0	0	0	0	13,107,091	0	0	3,310,775	0	1,182,000	0	105,000	4,597,775				

Final Balance (G - C): 8,509,316

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



TID 16

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



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)	\$23.88
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	2019	0	2020	0	10,975,500	2021	23.88	262,065
2	2020	0	2021	0	14,556,700	2022	23.88	347,574
3	2021	0	2022	0	14,556,700	2023	23.88	347,574
4	2022	0	2023	0	14,556,700	2024	23.88	347,574
5	2023	0	2024	0	14,556,700	2025	23.88	347,574
6	2024	0	2025	0	14,556,700	2026	23.88	347,574
7	2025	0	2026	0	14,556,700	2027	23.88	347,574
8	2026	0	2027	0	14,556,700	2028	23.88	347,574
9	2027	0	2028	0	14,556,700	2029	23.88	347,574
10	2028	0	2029	0	14,556,700	2030	23.88	347,574
11	2029	0	2030	0	14,556,700	2031	23.88	347,574
12	2030	0	2031	0	14,556,700	2032	23.88	347,574
13	2031	0	2032	0	14,556,700	2033	23.88	347,574
14	2032	0	2033	0	14,556,700	2034	23.88	347,574
15	2033	0	2034	0	14,556,700	2035	23.88	347,574
		0		0				
						Future Value of Increment		5,128,102



As of Dec. 31, 2020:

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

Cash and Investments: **\$86,720 (A)**
 Future Debt Service Requirements: **\$0 (B)**
 Advances from Other Funds (General Fund): **\$129,161 (C)**

Year	Revenues				Expenditures								Balances			Year
	Tax Increments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	Capital Outlay	Trane Plaza 6	Other Expenses	Transfers to TID 18	Advance Repayment	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2021	262,065	0	0	262,065	0	0	0	0	0	129,161	7,500	136,661	125,404	212,124	0	2021
2022	347,574	0	0	347,574	0	0	0	0	0		7,500	7,500	340,074	552,198	0	2022
2023	347,574	0	0	347,574	0	0	149,056	0	0		7,500	156,556	191,018	743,216	0	2023
2024	347,574	0	0	347,574	0	0	298,112	0	0		7,500	305,612	41,962	785,178	0	2024
2025	347,574	0	0	347,574	0	300,000	372,640	0	0		7,500	680,140	(332,566)	452,612	0	2025
2026	347,574	0	0	347,574	0	225,000	376,366	0	0		7,500	608,866	(261,292)	191,320	0	2026
2027	347,574	0	0	347,574	0		380,130	0	0		7,500	387,630	(40,056)	151,264	0	2027
2028	347,574	0	0	347,574	0		383,931	0	0		7,500	391,431	(43,857)	107,407	0	2028
2029	347,574	0	0	347,574	0		387,771	0	0		7,500	395,271	(47,697)	59,710	0	2029
2030	347,574	0	0	347,574	0		391,648	0	0		7,500	399,148	(51,574)	8,137	0	2030
2031	347,574	0	0	347,574	0		395,565	0	0		7,500	403,065	(55,491)	(47,354)	0	2031
2032	347,574	0	0	347,574	0		399,521	0	0		7,500	407,021	(59,447)	(106,801)	0	2032
2033	347,574	0	0	347,574	0		253,496	0	0		7,500	260,996	86,578	(20,223)	0	2033
2034	347,574	0	0	347,574	0		0	0	0		7,500	7,500	340,074	319,851	0	2034
2035	347,574	0	0	347,574	0		0	0	0		7,500	7,500	340,074	659,925	0	2035
Total	5,128,102	0	0	5,128,102	0	525,000	3,788,236	0	0	129,161	112,500	4,554,897				

NOTES:

Trane Plaza 6 payments are contingent and cash flow does not incorporate project tax increment intended to support developer payments

Final Balance (G - C): 659,925



TID 17

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



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)	\$23.88
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	2019	0	2020	0	76,792,800	2021	23.88	1,833,601
2	2020	0	2021	0	90,320,600	2022	23.88	2,156,608
3	2021	0	2022	0	90,320,600	2023	23.88	2,156,608
4	2022	0	2023	0	90,320,600	2024	23.88	2,156,608
5	2023	0	2024	0	90,320,600	2025	23.88	2,156,608
6	2024	0	2025	0	90,320,600	2026	23.88	2,156,608
7	2025	0	2026	0	90,320,600	2027	23.88	2,156,608
8	2026	0	2027	0	90,320,600	2028	23.88	2,156,608
9	2027	0	2028	0	90,320,600	2029	23.88	2,156,608
10	2028	0	2029	0	90,320,600	2030	23.88	2,156,608
11	2029	0	2030	0	90,320,600	2031	23.88	2,156,608
12	2030	0	2031	0	90,320,600	2032	23.88	2,156,608
13	2031	0	2032	0	90,320,600	2033	23.88	2,156,608
14	2032	0	2033	0	90,320,600	2034	23.88	2,156,608
15	2033	0	2034	0	90,320,600	2035	23.88	2,156,608
16	2034	0	2035	0	90,320,600	2036	23.88	2,156,608
		0		0				
						Future Value of Increment		34,182,726



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

As of Dec. 31, 2020:
Cash and Investments: \$589,638 (A)
Future Debt Service Requirements: \$12,667,360 (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	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service	
2021	1,833,601			1,833,601	1,072,581	0	0	0	7,500	1,072,581	761,020	1,350,658	11,594,779	2021
2022	2,156,608			2,156,608	1,079,431	0	0	0	7,500	1,079,431	1,077,177	2,427,835	10,515,347	2022
2023	2,156,608			2,156,608	1,079,231	0	120,000	0	7,500	1,199,231	957,377	3,385,212	9,436,116	2023
2024	2,156,608			2,156,608	1,078,031	0	1,066,900	0	7,500	2,144,931	11,677	3,396,889	8,358,085	2024
2025	2,156,608			2,156,608	1,080,831	272,740		0	7,500	1,353,571	803,037	4,199,926	7,277,254	2025
2026	2,156,608			2,156,608	1,077,431	275,467		0	7,500	1,352,898	803,710	5,003,636	6,199,822	2026
2027	2,156,608			2,156,608	1,070,681	278,222		0	7,500	1,348,903	807,705	5,811,341	5,129,141	2027
2028	2,156,608			2,156,608	1,062,431	281,004		0	7,500	1,343,435	813,173	6,624,514	4,066,710	2028
2029	2,156,608			2,156,608	1,064,544			0	7,500	1,064,544	1,092,065	7,716,579	3,002,166	2029
2030	2,156,608			2,156,608	1,063,150			0	7,500	1,063,150	1,093,458	8,810,037	1,939,016	2030
2031	2,156,608			2,156,608	1,065,188			0	7,500	1,065,188	1,091,421	9,901,458	873,829	2031
2032	2,156,608			2,156,608	873,829			0	7,500	873,829	1,282,780	11,184,237	0	2032
2033	2,156,608			2,156,608				0	7,500	0	2,156,608	13,340,846	0	2033
2034	2,156,608			2,156,608				0	7,500	0	2,156,608	15,497,454	0	2034
2035	2,156,608			2,156,608				0	7,500	0	2,156,608	17,654,062	0	2035
2036	2,156,608			2,156,608				0	7,500	0	2,156,608	19,810,671	0	2036
Total	34,182,726	0	0	34,182,726	12,667,360	1,107,433	1,186,900	0	120,000	14,961,693				

NOTES:

Final Balance (G - C): 19,810,671



Summary

- All TIDs projected to recover expenses through their un-extended lives
- City is currently precluded from creating a new TID or amending the boundaries of an existing TID to add territory
- New TIDs (18 – 20) have been certified with base values as of Jan. 1, 2020, first certified value increment (if any) in 2021, & first potential year of increment collection in 2022