



TID Summary Report

City of La Crosse

Annual Meeting of the Joint Review Board

December 2, 2024

Summary



City currently has 12 active TIDs



Required PE-300 reports filed with DOR



Total captured value
increment as of 1/1/24

\$704,469,300

12.49% 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 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)	19.82
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	2022	0	2023	0	11,989,000	2024	19.82	237,641
2	2023	0	2024	0	16,601,500	2025	19.82	329,068
3	2024	0	2025	0	16,601,500	2026	19.82	329,068
4	2025	0	2026	0	16,601,500	2027	19.82	329,068
5	2026	0	2027	0	16,601,500	2028	19.82	329,068
6	2027	0	2028	0	16,601,500	2029	19.82	329,068
7	2028	0	2029	0	16,601,500	2030	19.82	329,068
8	2029	0	2030	0	16,601,500	2031	19.82	329,068

0

0

Future Value of Increment

2,541,115

TID 10 – Cash Flow

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

As of Dec. 31, 2023:

Cash and Investments:	\$152,993 (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)	
2024	237,641	0		237,641		45.00%	350,000	7,500	464,438	(226,798)	(73,805)	0	2024
2025	329,068	0		329,068		106,938		7,500	155,580	173,487	99,683	0	2025
2026	329,068	0		329,068		148,080		7,500	155,580	173,487	273,170	0	2026
2027	329,068	0		329,068		148,080		7,500	155,580	173,487	446,657	0	2027
2028	329,068	0		329,068		37,852		7,500	45,352	283,715	730,372	0	2028
2029	329,068	0		329,068				7,500	7,500	321,568	1,051,940	0	2029
2030	329,068	0		329,068				7,500	7,500	321,568	1,373,508	0	2030
2031	329,068	0		329,068				7,500	7,500	321,568	1,695,076	0	2031
Total	1,882,979	0	0	2,541,115	0	589,032	350,000	60,000	984,032				

Final Balance (G - C): 1,492,712

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

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 Creation Date	10/12/2004
Valuation Date	Jan. 1, 2005
Maximum Life (In Years)	27
Expenditure Period (In Years)	22
Revenue Periods/Final Rev Year	26 2032
End of Expenditure Period	10/12/2026
Latest Termination Date	10/12/2031
Eligible for Extension/No. of Years	Yes 3
Eligible Recipient District	Yes

Actual Base Value	124,484,000
Pre-Amendment Base Value (Actual)	N/A
Property Appreciation Factor	0.00%
Current Tax Rate (Per \$1,000 EV)	19.82
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	2022	0	2023	0	237,604,500	2024	19.82	4,709,693
2	2023	0	2024	0	227,689,800	2025	19.82	4,513,168
3	2024	0	2025	0	227,689,800	2026	19.82	4,513,168
4	2025	0	2026	0	227,689,800	2027	19.82	4,513,168
5	2026	0	2027	0	227,689,800	2028	19.82	4,513,168
6	2027	0	2028	0	227,689,800	2029	19.82	4,513,168
7	2028	0	2029	0	227,689,800	2030	19.82	4,513,168
8	2029	0	2030	0	227,689,800	2031	19.82	4,513,168
9	2030	0	2031	0	227,689,800	2032	19.82	4,513,168
		0			0	Future Value of Increment		40,815,040

TID 11 – Cash Flow

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

As of Dec. 31, 2023:
Cash and Investments: \$2,734,300 (A)
Future Debt Service Requirements: \$14,657,010 (B)
Advances from Other Funds (General Fund): \$2,000,000 (C)

Year	Revenues				Total Revenues (D)	Expenditures							Total Expenses (E)	Balances			Year	
	Tax Increments	Minimum Tax Payments	Exempt Computer Aids	Other Revenue		Debt Service Transfers	DA Payments Riverside III	DA Payments Hub on 6th	Capital Outlays	Other Exp.	Transfers to TID 18	Admin		Advance Repayment	Annual (F) (D - E)	Cumulative (G)		Future Debt Service (H)
2024	4,709,693	0	446,261	0	5,155,954	1,802,006	440,000		2,225,000	0	0	81,000	0	4,548,006	607,948	3,342,248	12,855,004	2024
2025	4,513,168	0	401,634	0	4,914,803	2,250,838	440,000		3,519,000	0	0	81,000	0	6,290,838	(1,376,035)	1,966,213	10,604,166	2025
2026	4,513,168	0	361,471	0	4,874,639	2,400,895	440,000		500,000	0	0	81,000	0	3,421,895	1,452,744	3,418,957	8,203,271	2026
2027	4,513,168	0	325,324	0	4,838,492	2,438,929				0	0	81,000	0	2,519,929	2,318,563	5,737,520	5,764,342	2027
2028	4,513,168	0	292,792	0	4,805,960	2,460,000				0	0	81,000	0	2,541,000	2,264,960	8,002,480	3,304,342	2028
2029	4,513,168	0	263,512	0	4,776,681	2,369,500				0	0	81,000	0	2,450,500	2,326,181	10,328,661	934,842	2029
2030	4,513,168	0	237,161	0	4,750,330	934,842				0	0	81,000	0	1,015,842	3,734,488	14,063,149	0	2030
2031	4,513,168	0	213,445	0	4,726,613	0				0	0	81,000	0	81,000	4,645,613	18,708,762	0	2031
2032	4,513,168	0	192,101	0	4,705,269	0				0	0	81,000	0	81,000	4,624,269	23,333,031	0	2032
Total	40,815,040	0	2,733,700	0	43,548,741	14,657,010	1,320,000	0	6,244,000	0	0	729,000	0	22,950,010				

Final Balance (G - C): 21,333,031

- 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

TID 12

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

Type of District	Blighted Area
Actual Creation Date	7/14/2005
Valuation Date	Jan. 1, 2005
Maximum Life (In Years)	27
Expenditure Period (In Years)	22
Revenue Periods/Final Rev Year	27 2033
End of Expenditure Period	7/14/2027
Latest Termination Date	7/14/2032
Eligible for Extension/No. of Years	Yes 3
Eligible Recipient District	Yes

Actual Base Value	19,363,800
Pre-Amendment Base Value (Actual)	N/A
Property Appreciation Factor	0.00%
Current Tax Rate (Per \$1,000 EV)	\$19.82
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	2022	0	2023	0	29,493,400	2024	19.82	584,605
2	2023	0	2024	0	31,114,400	2025	19.82	616,736
3	2024	0	2025	0	31,114,400	2026	19.82	616,736
4	2025	0	2026	0	31,114,400	2027	19.82	616,736
5	2026	0	2027	0	31,114,400	2028	19.82	616,736
6	2027	0	2028	0	31,114,400	2029	19.82	616,736
7	2028	0	2029	0	31,114,400	2030	19.82	616,736
8	2029	0	2030	0	31,114,400	2031	19.82	616,736
9	2030	0	2031	0	31,114,400	2032	19.82	616,736
10	2031	0	2032	0	31,114,400	2033	19.82	616,736
		0			0	Future Value of Increment		6,135,231

TID 12 – Cash Flow

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

As of Dec. 31, 2023:

Cash and Investments: \$0 (A)
 Future Debt Service Requirements: \$3,402,646 (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)	
2024	584,605	0	0	584,605	485,000	0	12,000	497,000	87,605	87,605	2,917,646	2024
2025	616,736	0	0	616,736	600,000	0	12,000	612,000	4,736	92,342	2,317,646	2025
2026	616,736	0	0	616,736	600,000	0	12,000	612,000	4,736	97,078	1,717,646	2026
2027	616,736	0	0	616,736	600,000	0	12,000	612,000	4,736	101,814	1,117,646	2027
2028	616,736	0	0	616,736	620,000	0	12,000	632,000	(15,264)	86,550	497,646	2028
2029	616,736	0	0	616,736	497,646	0	12,000	509,646	107,090	193,640	0	2029
2030	616,736	0	0	616,736	0	0	12,000	12,000	604,736	798,376	0	2030
2031	616,736	0	0	616,736	0	0	12,000	12,000	604,736	1,403,112	0	2031
2032	616,736	0	0	616,736	0	0	12,000	12,000	604,736	2,007,848	0	2032
2033	616,736	0	0	616,736	0	0	12,000	12,000	604,736	2,612,585	0	2033
Total	6,135,231	0	0	6,135,231	3,402,646	0	120,000	3,522,646				

Final Balance (G - C): 2,398,470

NOTES:

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

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 Creation Date	5/11/2006
Valuation Date	Jan. 1, 2006
Maximum Life (In Years)	20
Expenditure Period (In Years)	15
Revenue Periods/Final Rev Year	19 2026
End of Expenditure Period	5/11/2021
Latest Termination Date	5/11/2026
Eligible for Extension/No. of Years	Yes 3
Eligible Recipient District	No

Actual Base Value	48,356,400
Pre-Amendment Base Value (Actual)	N/A
Property Appreciation Factor	0.00%
Current Tax Rate (Per \$1,000 EV)	\$19.82
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	2022	0	2023	0	167,578,900	2024	19.82	3,321,676
2	2023	0	2024	0	144,203,700	2025	19.82	2,858,343
3	2024	0	2025	0	144,203,700	2026	19.82	2,858,343
4	2025	0	2026	0	144,203,700	2027	19.82	2,858,343
5	2026	0	2027	0	144,203,700	2028	19.82	2,858,343
6	2027	0	2028	0	144,203,700	2029	19.82	2,858,343
7	2028	0	2029	0	144,203,700	2030	19.82	2,858,343
		0			0			

Future Value of Increment **20,471,735**

TID 13 – Cash Flow

As of Dec. 31, 2023:

Tax Increment District No. 13 (Kwik Trip)

Cash and Investments: \$8,885,510 (A)

Cash Flow Pro Forma

Future Debt Service Requirements: \$2,237,142 (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)	
2024	3,321,676	188,009	0	0	0	3,509,685	0	53,466		1,300,000	86,500	1,439,966	2,069,719	10,955,229	2,183,676	2024
2025	2,858,343	169,208	0	0	0	3,027,551	0	35,784			86,500	122,284	2,905,267	13,860,497	2,147,892	2025
2026	2,858,343	152,287	0	0	0	3,010,631	0	2,147,892		3,000,000	86,500	5,234,392	(2,223,761)	11,636,735	0	2026
2027	2,858,343	137,059	0	0	0	2,995,402	0			5,000,000	86,500	5,086,500	(2,091,098)	9,545,637	0	2027
2028	2,858,343	123,353	0	0	0	2,981,696	0			5,000,000	86,500	5,086,500	(2,104,804)	7,440,833	0	2028
2029	2,858,343	111,017	0	0	0	2,969,361	0			5,000,000	86,500	5,086,500	(2,117,139)	5,323,694	0	2029
2030	2,858,343	99,916	0	0	0	2,958,259	0			8,150,000	86,500	8,236,500	(5,278,241)	45,452	0	2030
Total	20,471,735	980,849	0	0	0	21,452,584	0	2,237,142	0	27,450,000	605,500	30,292,642				

Final Balance (G - C): 45,452

NOTES:

- Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
- 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 Creation Date	8/24/2006
Valuation Date	Jan. 1, 2006
Maximum Life (In Years)	20
Expenditure Period (In Years)	15
Revenue Periods/Final Rev Year	20 2027
End of Expenditure Period	8/24/2021
Latest Termination Date	8/24/2026
Eligible for Extension/No. of Years	Yes 3
Eligible Recipient District	No

Actual Base Value	57,869,800
Pre-Amendment Base Value (Actual)	N/A
Property Appreciation Factor	0.00%
Current Tax Rate (Per \$1,000 EV)	\$19.82
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	2022	0	2023	0	76,346,600	2024	19.82	1,513,309
2	2023	0	2024	0	84,256,400	2025	19.82	1,670,094
3	2024	0	2025	0	84,256,400	2026	19.82	1,670,094
4	2025	0	2026	0	84,256,400	2027	19.82	1,670,094
		0			0			

Future Value of Increment **6,523,591**

TID 14 - Cash Flow

As of Dec. 31, 2023:

Tax Increment District No. 14 (Gundersen Lutheran)

Cash and Investments: \$2,525,991 (A)

Cash Flow Pro Forma

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

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

Year	Revenues					Expenditures							Balances			Year
	Tax Increments	Exempt Computer Aids	Minimum Tax Pamyments	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)	
2024	1,513,309	660,439	0	0	2,173,748	25,823	1,100,000	15,000	0	500,000	44,500	1,685,323	488,425	3,014,416	0	2024
2025	1,670,094	594,395	0	0	2,264,489	0	1,100,000	15,000	0	1,000,000	44,500	2,159,500	104,989	3,119,405	0	2025
2026	1,670,094	534,956	0	0	2,205,049	0	1,100,000	15,000	0	1,000,000	44,500	2,159,500	45,549	3,164,954	0	2026
2027	1,670,094	481,460	0	0	2,151,554	0	1,100,000	15,000	0	4,100,000	44,500	5,259,500	(3,107,946)	57,008	0	2027
Total	6,523,591	2,271,249	0	0	8,794,840	25,823	4,400,000	60,000	0	6,600,000	178,000	11,263,823				

Final Balance (G - C): 57,008

- NOTES:
1. Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
 2. Debt Service Transfers reduce Future Debt Service Requirements
 3. Exempt computer aids estimated - reduced by 10% annually
 4. 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)	\$19.82
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	19.82	848,843
1	2022	0	2023	0	62,707,900	2024	19.82	1,242,969
2	2023	0	2024	0	65,136,400	2025	19.82	1,291,105
3	2024	0	2025	0	65,136,400	2026	19.82	1,291,105
4	2025	0	2026	0	65,136,400	2027	19.82	1,291,105
5	2026	0	2027	0	65,136,400	2028	19.82	1,291,105
6	2027	0	2028	0	65,136,400	2029	19.82	1,291,105
7	2028	0	2029	0	65,136,400	2030	19.82	1,291,105
8	2029	0	2030	0	65,136,400	2031	19.82	1,291,105
9	2030	0	2031	0	65,136,400	2032	19.82	1,291,105
10	2031	0	2032	0	65,136,400	2033	19.82	1,291,105
11	2032	0	2033	0	65,136,400	2034	19.82	1,291,105
		0			0	Future Value of Increment		15,002,866

TID 15 – Cash Flow

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

As of Dec. 31, 2022:

Cash and Investments: \$1,238,610 (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)
2024	1,242,969	69,516	0	0	0	1,312,485	0		255,000	0	648,000	0	22,500	925,500	386,985	1,625,595	0	2024
2025	1,291,105	62,564	0	0	0	1,353,670	0		255,000	0	350,000	0	22,500	627,500	726,170	2,351,765	0	2025
2026	1,291,105	56,308	0	0	0	1,347,413	0		255,000	0	624,667	0	22,500	902,167	445,246	2,797,011	0	2026
2027	1,291,105	50,677	0	0	0	1,341,783	0		255,000	0	250,000	0	22,500	527,500	814,283	3,611,294	0	2027
2028	1,291,105	45,609	0	0	0	1,336,715	0		255,000	0	0	0	22,500	277,500	1,059,215	4,670,509	0	2028
2029	1,291,105	41,049	0	0	0	1,332,154	0		255,000	0	0	0	22,500	277,500	1,054,654	5,725,163	0	2029
2030	1,291,105	36,944	0	0	0	1,328,049	0		255,000	0	0	0	22,500	277,500	1,050,549	6,775,712	0	2030
2031	1,291,105	33,249	0	0	0	1,324,355	0		255,000	0	0	0	22,500	277,500	1,046,855	7,822,566	0	2031
2032	1,291,105	29,924	0	0	0	1,321,030	0		255,000	0	0	0	22,500	277,500	1,043,530	8,866,096	0	2032
2033	1,291,105	26,932	0	0	0	1,318,037	0		255,000	0	0	0	22,500	277,500	1,040,537	9,906,634	0	2033
2034	1,291,105	24,239	0	0	0	1,315,344	0		0	0	0	0	22,500	22,500	1,292,844	11,199,478	0	2034
Total	14,154,023	477,011	0	0	0	14,631,035	0	0	2,550,000	0	1,224,667	0	247,500	4,670,167				

Final Balance (G - C): 11,199,478

- 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. Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
 4. 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 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)	\$19.82
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	2022	0	2023	0	39,835,100	2024	19.82	789,594
2	2023	0	2024	0	39,056,300	2025	19.82	774,157
3	2024	0	2025	0	39,056,300	2026	19.82	774,157
4	2025	0	2026	0	39,056,300	2027	19.82	774,157
5	2026	0	2027	0	39,056,300	2028	19.82	774,157
6	2027	0	2028	0	39,056,300	2029	19.82	774,157
7	2028	0	2029	0	39,056,300	2030	19.82	774,157
8	2029	0	2030	0	39,056,300	2031	19.82	774,157
9	2030	0	2031	0	39,056,300	2032	19.82	774,157
10	2031	0	2032	0	39,056,300	2033	19.82	774,157
11	2032	0	2033	0	39,056,300	2034	19.82	774,157
12	2033	0	2034	0	39,056,300	2035	19.82	774,157
		0		0			Future Value of Increment	9,305,321

TID 16 – Cash Flow

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

As of Dec. 31, 2023:

Cash and Investments: **\$200,417 (A)**
 Future Debt Service Requirements: **\$104,839 (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)	
2024	789,594	0	0	789,594	104,839	250,000	0	0	0	14,600	369,439	420,155	620,572	0	2024
2025	774,157	0	0	774,157	0	460,000	0	0	0	14,600	474,600	299,557	920,129	0	2025
2026	774,157	0	0	774,157	0	221,000	0	0	0	14,600	235,600	538,557	1,458,686	0	2026
2027	774,157	0	0	774,157	0	1,031,000	0	0	0	14,600	1,045,600	(271,443)	1,187,243	0	2027
2028	774,157	0	0	774,157	0	0	0	0	0	14,600	14,600	759,557	1,946,800	0	2028
2029	774,157	0	0	774,157	0	0	0	0	0	14,600	14,600	759,557	2,706,357	0	2029
2030	774,157	0	0	774,157	0	0	0	0	0	14,600	14,600	759,557	3,465,914	0	2030
2031	774,157	0	0	774,157	0	0	0	0	0	14,600	14,600	759,557	4,225,471	0	2031
2032	774,157	0	0	774,157	0	0	0	0	0	14,600	14,600	759,557	4,985,028	0	2032
2033	774,157	0	0	774,157	0	0	0	0	0	14,600	14,600	759,557	5,744,585	0	2033
2034	774,157	0	0	774,157	0	0	0	0	0	14,600	14,600	759,557	6,504,142	0	2034
2035	774,157	0	0	774,157	0	0	0	0	0	14,600	14,600	759,557	7,263,699	0	2035
Total	9,305,321	0	0	9,305,321	104,839	1,962,000	0	0	0	175,200	2,242,039				

NOTES:

Final Balance (G - C): 7,263,699

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

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)	\$19.82
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	2022	0	2023	0	107,040,200	2024	19.82	2,121,704
2	2023	0	2024	0	91,991,700	2025	19.82	1,823,420
3	2024	0	2025	0	91,991,700	2026	19.82	1,823,420
4	2025	0	2026	0	91,991,700	2027	19.82	1,823,420
5	2026	0	2027	0	91,991,700	2028	19.82	1,823,420
6	2027	0	2028	0	91,991,700	2029	19.82	1,823,420
7	2028	0	2029	0	91,991,700	2030	19.82	1,823,420
8	2029	0	2030	0	91,991,700	2031	19.82	1,823,420
9	2030	0	2031	0	91,991,700	2032	19.82	1,823,420
10	2031	0	2032	0	91,991,700	2033	19.82	1,823,420
11	2032	0	2033	0	91,991,700	2034	19.82	1,823,420
12	2033	0	2034	0	91,991,700	2035	19.82	1,823,420
13	2034	0	2035	0	91,991,700	2036	19.82	1,823,420
		0			0	Future Value of Increment		24,002,739

TID 17 – Cash Flow

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

As of Dec. 31, 2023:

Cash and Investments: **\$1,582,331 (A)**
 Future Debt Service Requirements: **\$9,687,891 (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 St	Capital Outlay	Other Expenses	Transfers to TID 18	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service	
2024	2,121,704	0	0	2,121,704	1,078,031	0		0	0	40,000	1,078,031	1,043,673	2,626,004	8,609,860	2024
2025	1,823,420	0	0	1,823,420	1,080,831	0		0	0	40,000	1,080,831	742,588	3,368,592	7,529,028	2025
2026	1,823,420	0	0	1,823,420	1,077,431	280,000		0	0	40,000	1,357,431	465,988	3,834,581	6,451,597	2026
2027	1,823,420	0	0	1,823,420	1,070,681	280,000	1,000,000	0	0	40,000	2,350,681	(527,262)	3,307,319	5,380,916	2027
2028	1,823,420	0	0	1,823,420	1,062,431	280,000	4,500,000	0	0	40,000	5,842,431	(4,019,012)	(711,693)	4,318,485	2028
2029	1,823,420	0	0	1,823,420	1,064,544			0	0	40,000	1,064,544	758,876	47,183	3,253,941	2029
2030	1,823,420	0	0	1,823,420	1,063,150			0	0	40,000	1,063,150	760,270	807,453	2,190,791	2030
2031	1,823,420	0	0	1,823,420	1,065,188			0	0	40,000	1,065,188	758,232	1,565,685	1,125,603	2031
2032	1,823,420	0	0	1,823,420	1,125,603			0	0	40,000	1,125,603	697,817	2,263,501	0	2032
2033	1,823,420	0	0	1,823,420				0	0	40,000	0	1,823,420	4,086,921	0	2033
2034	1,823,420	0	0	1,823,420				0	0	40,000	0	1,823,420	5,910,340	0	2034
2035	1,823,420	0	0	1,823,420				0	0	40,000	0	1,823,420	7,733,760	0	2035
2036	1,823,420	0	0	1,823,420				0	0	40,000	0	1,823,420	9,557,179	0	2036
Total	24,002,739	0	0	24,002,739	9,687,891	840,000	5,500,000	0	0	520,000	16,027,891				

NOTES:

Final Balance (G - C): 9,557,179

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

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

Tax Increment District No. 18 (River Point District) Tax Increment Projection Worksheet

Type of District	Blighted Area	Actual Base Value	N/A
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)	\$19.82
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	2022	0	2023	0	559,500	2024	19.82	11,090
2	2023	0	2024	0	4,400,200	2025	19.82	87,219
3	2024	0	2025	0	4,400,200	2026	19.82	87,219
4	2025	0	2026	0	4,400,200	2027	19.82	87,219
5	2026	0	2027	0	4,400,200	2028	19.82	87,219
6	2027	0	2028	0	4,400,200	2029	19.82	87,219
7	2028	0	2029	0	4,400,200	2030	19.82	87,219
8	2029	0	2030	0	4,400,200	2031	19.82	87,219
9	2030	0	2031	0	4,400,200	2032	19.82	87,219
10	2031	0	2032	0	4,400,200	2033	19.82	87,219
11	2032	0	2033	0	4,400,200	2034	19.82	87,219
12	2033	0	2034	0	4,400,200	2035	19.82	87,219
13	2034	0	2035	0	4,400,200	2036	19.82	87,219
14	2035	0	2036	0	4,400,200	2037	19.82	87,219
15	2036	0	2037	0	4,400,200	2038	19.82	87,219
16	2037	0	2038	0	4,400,200	2039	19.82	87,219
17	2038	0	2039	0	4,400,200	2040	19.82	87,219
18	2039	0	2040	0	4,400,200	2041	19.82	87,219
19	2040	0	2041	0	4,400,200	2042	19.82	87,219
20	2041	0	2042	0	4,400,200	2043	19.82	87,219
21	2042	0	2043	0	4,400,200	2044	19.82	87,219
22	2043	0	2044	0	4,400,200	2045	19.82	87,219
23	2044	0	2045	0	4,400,200	2046	19.82	87,219
24	2045	0	2046	0	4,400,200	2047	19.82	87,219
25	2046	0	2047	0	4,400,200	2048	19.82	87,219
		0		0				

Future Value of Increment **2,104,343**

TID 18 – Cash Flow

City of La Crosse, WI

Tax Increment District No. 18

Cash Flow Projection

Year	REVENUES										Phase I Fill RDA Rev \$3,000,000 2021	Causeway / A RDA Rev \$3,890,000 2022	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	Loan Repayments	Debt Proceeds	Total Revenues			Develop. Incentives	Other Costs	Property Acquisition	Operating Costs	Engineering, etc.	Admin.	Total Expenditures	Annual	Cumulative	
2024	11,090	0	1,300,000	500,000	0	0	0	0	0	1,811,090	1.89% Int. Only 56,700	2.52% Int. Only 98,028				100,000	1,794,728	16,362	19,967	2023		
2025	87,219	0	0	1,000,000	0	0	0	0	0	1,087,219	56,700	98,028	159,800	500,000		100,000	1,014,528	72,691	109,020	2025		
2026	87,219	0	3,000,000	1,000,000	0	0	0	0	0	4,087,219	3,056,700	98,028	159,800	500,000		100,000	4,014,528	72,691	181,711	2026		
2027	87,219	0	5,000,000	4,100,000	0	0	0	0	0	9,187,219		3,988,028	159,800	500,000		100,000	4,847,828	4,339,391	4,521,102	2027		
2028	87,219	0	5,000,000		0	0	0	0	0	5,087,219			159,800	487,000		100,000	846,800	4,240,419	8,761,521	2028		
2029	87,219	0	5,000,000		0	0	0	0	0	5,087,219			159,800			100,000	359,800	4,727,419	13,488,939	2029		
2030	87,219	0	8,150,000		0	0	0	0	0	8,237,219			159,800			100,000	359,800	7,877,419	21,366,358	2030		
2031	87,219	0			0	0	0	0	0	87,219			159,800			100,000	359,800	(272,581)	21,093,777	2031		
2032	87,219				0	0	0	0	0	87,219			159,800			100,000	359,800	(272,581)	20,821,196	2032		
2033	87,219				0	0	0	0	0	87,219			159,800			100,000	359,800	(272,581)	20,548,615	2033		
2034	87,219				0	0	0	0	0	87,219			159,800			100,000	359,800	(272,581)	20,276,034	2034		
2035	87,219					0	0	55,000	0	142,219			159,800			100,000	259,800	(117,581)	20,158,453	2035		
2036	87,219						0	55,000	0	142,219			159,800			100,000	259,800	(117,581)	20,040,871	2036		
2037	87,219						0	55,000	0	142,219			159,800			100,000	259,800	(117,581)	19,923,290	2037		
2038	87,219						0	55,000	0	142,219			159,800			100,000	259,800	(117,581)	19,805,709	2038		
2039	87,219						0	55,000	0	142,219			159,800			100,000	259,800	(117,581)	19,688,128	2039		
2040	87,219						0	55,000	0	142,219			159,800			100,000	259,800	(117,581)	19,570,547	2040		
2041	87,219						0	55,000	0	142,219			159,800			100,000	259,800	(117,581)	19,452,966	2041		
2042	87,219						0	55,000	0	142,219			159,800			100,000	259,800	(117,581)	19,335,385	2042		
2043	87,219						0	55,000	0	142,219			159,800			100,000	259,800	(117,581)	19,217,803	2043		
2044	87,219						0	55,000	0	142,219			159,800			100,000	259,800	(117,581)	19,100,222	2044		
2045	87,219						0	0	0	87,219			159,800			100,000	259,800	(172,581)	18,927,641	2045		
2046	87,219						0	0	0	87,219			159,800			100,000	259,800	(172,581)	18,755,060	2046		
2047	87,219						0	0	0	87,219			159,800			100,000	259,800	(172,581)	18,582,479	2047		
2048	87,219						0	0	0	87,219			159,800			100,000	259,800	(172,581)	18,409,898	2048		
Total	2,118,758	0	32,050,000	10,600,000	0	0	0	550,000	3,890,000	49,208,758	3,225,698	4,282,112	3,835,200	2,127,000	1,300,000	1,100,000	0	2,600,000	18,470,010	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

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)	\$19.82
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	2022	0	2023	0	0	2024	19.82	0
2	2023	0	2024	0	0	2025	19.82	0
3	2024	0	2025	0	0	2026	19.82	0
4	2025	0	2026	0	0	2027	19.82	0
5	2026	0	2027	0	0	2028	19.82	0
6	2027	0	2028	0	0	2029	19.82	0
7	2028	0	2029	0	0	2030	19.82	0
8	2029	0	2030	0	0	2031	19.82	0
9	2030	0	2031	0	0	2032	19.82	0
10	2031	0	2032	0	0	2033	19.82	0
11	2032	0	2033	0	0	2034	19.82	0
12	2033	0	2034	0	0	2035	19.82	0
13	2034	0	2035	0	0	2036	19.82	0
14	2035	0	2036	0	0	2037	19.82	0
15	2036	0	2037	0	0	2038	19.82	0
16	2037	0	2038	0	0	2039	19.82	0
17	2038	0	2039	0	0	2040	19.82	0
18	2039	0	2040	0	0	2041	19.82	0
19	2040	0	2041	0	0	2042	19.82	0
20	2041	0	2042	0	0	2043	19.82	0
21	2042	0	2043	0	0	2044	19.82	0
22	2043	0	2044	0	0	2045	19.82	0
23	2044	0	2045	0	0	2046	19.82	0
24	2045	0	2046	0	0	2047	19.82	0
25	2046	0	2047	0	0	2048	19.82	0
		0		0				

Future Value of Increment 0

TID 19 – Cash Flow

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

As of Dec. 31, 2023:
Cash and Investments: \$9,185 (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	
2024	0	0	0	0		0	5,000	5,000	(5,000)	4,185	0	2024
2025	0	0	0	0		0	5,000	5,000	(5,000)	(815)	0	2025
2026	0	0	0	0		0	5,000	5,000	(5,000)	(5,815)	0	2026
2027	0	0	0	0		0	5,000	5,000	(5,000)	(10,815)	0	2027
2028	0	0	0	0		0	5,000	5,000	(5,000)	(15,815)	0	2028
2029	0	0	0	0		0	5,000	5,000	(5,000)	(20,815)	0	2029
2030	0	0	0	0		0	5,000	5,000	(5,000)	(25,815)	0	2030
2031	0	0	0	0		0	5,000	5,000	(5,000)	(30,815)	0	2031
2032	0	0	0	0		0	5,000	5,000	(5,000)	(35,815)	0	2032
2033	0	0	0	0		0	5,000	5,000	(5,000)	(40,815)	0	2033
2034	0	0	0	0		0	5,000	5,000	(5,000)	(45,815)	0	2034
2035	0	0	0	0		0	5,000	5,000	(5,000)	(50,815)	0	2035
2036	0	0	0	0		0	5,000	5,000	(5,000)	(55,815)	0	2036
2037	0	0	0	0		0	5,000	5,000	(5,000)	(60,815)	0	2037
2038	0	0	0	0		0	5,000	5,000	(5,000)	(65,815)	0	2038
2039	0	0	0	0		0	5,000	5,000	(5,000)	(70,815)	0	2039
2040	0	0	0	0		0	5,000	5,000	(5,000)	(75,815)	0	2040
2041	0	0	0	0		0	5,000	5,000	(5,000)	(80,815)	0	2041
2042	0	0	0	0		0	5,000	5,000	(5,000)	(85,815)	0	2042
2043	0	0	0	0		0	5,000	5,000	(5,000)	(90,815)	0	2043
2044	0	0	0	0		0	5,000	5,000	(5,000)	(95,815)	0	2044
2045	0	0	0	0		0	5,000	5,000	(5,000)	(100,815)	0	2045
2046	0	0	0	0		0	5,000	5,000	(5,000)	(105,815)	0	2046
2047	0	0	0	0		0	5,000	5,000	(5,000)	(110,815)	0	2047
2048	0	0	0	0		0	5,000	5,000	(5,000)	(115,815)	0	2048
Total	0	0	0	0	0	0	125,000	125,000				

NOTES:

Final Balance (G - C): (125,815)

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

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)	\$19.82
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	2022	0	2023	0	0	2024	19.82	0
2	2023	0	2024	0	18,900	2025	19.82	375
3	2024	0	2025	0	18,900	2026	19.82	375
4	2025	0	2026	0	18,900	2027	19.82	375
5	2026	0	2027	0	18,900	2028	19.82	375
6	2027	0	2028	0	18,900	2029	19.82	375
7	2028	0	2029	0	18,900	2030	19.82	375
8	2029	0	2030	0	18,900	2031	19.82	375
9	2030	0	2031	0	18,900	2032	19.82	375
10	2031	0	2032	0	18,900	2033	19.82	375
11	2032	0	2033	0	18,900	2034	19.82	375
12	2033	0	2034	0	18,900	2035	19.82	375
13	2034	0	2035	0	18,900	2036	19.82	375
14	2035	0	2036	0	18,900	2037	19.82	375
15	2036	0	2037	0	18,900	2038	19.82	375
16	2037	0	2038	0	18,900	2039	19.82	375
17	2038	0	2039	0	18,900	2040	19.82	375
18	2039	0	2040	0	18,900	2041	19.82	375
19	2040	0	2041	0	18,900	2042	19.82	375
20	2041	0	2042	0	18,900	2043	19.82	375
21	2042	0	2043	0	18,900	2044	19.82	375
22	2043	0	2044	0	18,900	2045	19.82	375
23	2044	0	2045	0	18,900	2046	19.82	375
24	2045	0	2046	0	18,900	2047	19.82	375
25	2046	0	2047	0	18,900	2048	19.82	375
		0		0				

Future Value of Increment **4,496**

TID 20 - Cash Flow

As of Dec. 31, 2023:

Tax Increment District No. 20 (Bridgeview Plaza) **Cash and Investments:** **\$29,546 (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	
2024	0	0	0	0	0	5,000	5,000	(5,000)	24,546	0	2024
2025	375	0	0	375	0	5,000	5,000	(4,625)	19,921	0	2025
2026	375	0	0	375	0	5,000	5,000	(4,625)	15,295	0	2026
2027	375	0	0	375	0	5,000	5,000	(4,625)	10,670	0	2027
2028	375	0	0	375	0	5,000	5,000	(4,625)	6,045	0	2028
2029	375	0	0	375	0	5,000	5,000	(4,625)	1,419	0	2029
2030	375	0	0	375	0	5,000	5,000	(4,625)	(3,206)	0	2030
2031	375	0	0	375	0	5,000	5,000	(4,625)	(7,832)	0	2031
2032	375	0	0	375	0	5,000	5,000	(4,625)	(12,457)	0	2032
2033	375	0	0	375	0	5,000	5,000	(4,625)	(17,082)	0	2033
2034	375	0	0	375	0	5,000	5,000	(4,625)	(21,708)	0	2034
2035	375	0	0	375	0	5,000	5,000	(4,625)	(26,333)	0	2035
2036	375	0	0	375	0	5,000	5,000	(4,625)	(30,958)	0	2036
2037	375	0	0	375	0	5,000	5,000	(4,625)	(35,584)	0	2037
2038	375	0	0	375	0	5,000	5,000	(4,625)	(40,209)	0	2038
2039	375	0	0	375	0	5,000	5,000	(4,625)	(44,835)	0	2039
2040	375	0	0	375	0	5,000	5,000	(4,625)	(49,460)	0	2040
2041	375	0	0	375	0	5,000	5,000	(4,625)	(54,085)	0	2041
2042	375	0	0	375	0	5,000	5,000	(4,625)	(58,711)	0	2042
2043	375	0	0	375	0	5,000	5,000	(4,625)	(63,336)	0	2043
2044	375	0	0	375	0	5,000	5,000	(4,625)	(67,961)	0	2044
2045	375	0	0	375	0	5,000	5,000	(4,625)	(72,587)	0	2045
2046	375	0	0	375	0	5,000	5,000	(4,625)	(77,212)	0	2046
2047	375	0	0	375	0	5,000	5,000	(4,625)	(81,838)	0	2047
2048	375	0	0	375	0	5,000	5,000	(4,625)	(86,463)	0	2048
Total	8,991	0	0	8,991	0	125,000	125,000				

NOTES:

Final Balance (G - C): (86,463)

1. Cumulative Balance includes existing Cash and Investments plus annual excess cash flow

TID 21

- Created 2023

TID 21

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

Type of District	Rehabilitation	Actual Base Value	11,744,600
Actual Creation Date	7/13/2023	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2023	Property Appreciation Factor	0.00%
Maximum Life (In Years)	27	Current Tax Rate (Per \$1,000 EV)	\$19.82
Expenditure Period (In Years)	22	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	27 2051	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	7/13/2045	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	7/13/2050	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	2022	0	2023	0	0	2024	19.82	0
1	2023	0	2024	0	0	2025	19.82	0
2	2024	0	2025	0	0	2026	19.82	0
3	2025	0	2026	0	0	2027	19.82	0
4	2026	0	2027	0	0	2028	19.82	0
5	2027	0	2028	0	0	2029	19.82	0
6	2028	0	2029	0	0	2030	19.82	0
7	2029	0	2030	0	0	2031	19.82	0
8	2030	0	2031	0	0	2032	19.82	0
9	2031	0	2032	0	0	2033	19.82	0
10	2032	0	2033	0	0	2034	19.82	0
11	2033	0	2034	0	0	2035	19.82	0
12	2034	0	2035	0	0	2036	19.82	0
13	2035	0	2036	0	0	2037	19.82	0
14	2036	0	2037	0	0	2038	19.82	0
15	2037	0	2038	0	0	2039	19.82	0
16	2038	0	2039	0	0	2040	19.82	0
17	2039	0	2040	0	0	2041	19.82	0
18	2040	0	2041	0	0	2042	19.82	0
19	2041	0	2042	0	0	2043	19.82	0
20	2042	0	2043	0	0	2044	19.82	0
21	2043	0	2044	0	0	2045	19.82	0
22	2044	0	2045	0	0	2046	19.82	0
23	2045	0	2046	0	0	2047	19.82	0
24	2046	0	2047	0	0	2048	19.82	0
25	2047	0	2048	0	0	2049	19.82	0
26	2048	0	2049	0	0	2050	19.82	0
27	2049	0	2050	0	0	2051	19.82	0
		0		0			Future Value of Increment	0

TID 21 – Cash Flow

As of Dec. 31, 2023:

Tax Increment District No. 20 (Bridgeview Plaza)
Cash Flow Pro Forma

Cash and Investments: \$9,000 (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)	Other Expenses	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service	
2024	0	0	0	0	0	5,000	5,000	(5,000)	4,000	0	2024
2025	0	0	0	0	0	5,000	5,000	(5,000)	(1,000)	0	2025
2026	0	0	0	0	0	5,000	5,000	(5,000)	(6,000)	0	2026
2027	0	0	0	0	0	5,000	5,000	(5,000)	(11,000)	0	2027
2028	0	0	0	0	0	5,000	5,000	(5,000)	(16,000)	0	2028
2029	0	0	0	0	0	5,000	5,000	(5,000)	(21,000)	0	2029
2030	0	0	0	0	0	5,000	5,000	(5,000)	(26,000)	0	2030
2031	0	0	0	0	0	5,000	5,000	(5,000)	(31,000)	0	2031
2032	0	0	0	0	0	5,000	5,000	(5,000)	(36,000)	0	2032
2033	0	0	0	0	0	5,000	5,000	(5,000)	(41,000)	0	2033
2034	0	0	0	0	0	5,000	5,000	(5,000)	(46,000)	0	2034
2035	0	0	0	0	0	5,000	5,000	(5,000)	(51,000)	0	2035
2036	0	0	0	0	0	5,000	5,000	(5,000)	(56,000)	0	2036
2037	0	0	0	0	0	5,000	5,000	(5,000)	(61,000)	0	2037
2038	0	0	0	0	0	5,000	5,000	(5,000)	(66,000)	0	2038
2039	0	0	0	0	0	5,000	5,000	(5,000)	(71,000)	0	2039
2040	0	0	0	0	0	5,000	5,000	(5,000)	(76,000)	0	2040
2041	0	0	0	0	0	5,000	5,000	(5,000)	(81,000)	0	2041
2042	0	0	0	0	0	5,000	5,000	(5,000)	(86,000)	0	2042
2043	0	0	0	0	0	5,000	5,000	(5,000)	(91,000)	0	2043
2044	0	0	0	0	0	5,000	5,000	(5,000)	(96,000)	0	2044
2045	0	0	0	0	0	5,000	5,000	(5,000)	(101,000)	0	2045
2046	0	0	0	0	0	5,000	5,000	(5,000)	(106,000)	0	2046
2047	0	0	0	0	0	5,000	5,000	(5,000)	(111,000)	0	2047
2048	0	0	0	0	0	5,000	5,000	(5,000)	(116,000)	0	2048
2049	0	0	0	0	0	5,000	5,000	(5,000)	(121,000)	0	2049
2050	0	0	0	0	0	5,000	5,000	(5,000)	(126,000)	0	2050
2051	0	0	0	0	0	5,000	5,000	(5,000)	(131,000)	0	2051
Total	0	0	0	0	0	140,000	140,000				

NOTES:

Final Balance (G - C): (126,000)

1. Cumulative Balance includes existing Cash and Investments plus annual excess cash flow

Important Disclosures

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Where an activity requires registration as a municipal advisor pursuant to Section 15B of the Exchange Act of 1934 (Financial Management Planning and Debt Issuance & Management), such activity is or will be performed by EA; where an activity requires registration as an investment adviser pursuant to the Investment Advisers Act of 1940 (Investments and Treasury Management), such activity is or will be performed by EIP; and where an activity requires licensing as a bank pursuant to applicable state law (paying agent services shown under Debt Issuance & Management), such activity is or will be performed by BTS. Activities not requiring registration may be performed by any Affiliate.

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