



# TID Summary Report

City of La Crosse Annual Meeting of the Joint  
Review Board

December 2, 2019

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# Summary

City has 10 active TIDs

Total captured increment value **\$478,995,700**

- Represents **11.91%** of City's total equalized value



# TID Locations

*See supplemental map provided by City*



# Forecast Assumptions

## Revenues

- Value increment as of Jan. 1, 2019 held constant throughout the forecast period
- Equalized tax rate for payable 2020 held constant throughout the forecast period
- Exempt computer aids forecast at \$0

## 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 2019 have been established to fully satisfy Future Debt Service Requirements by end of maximum life



## TID 6 – Important Considerations

- 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



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

Type of District	Blighted Area	Actual Base Value	33,884,800
Actual Creation Date	4/14/1994	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 1994	Property Appreciation Factor	0.00%
Maximum Life (In Years)	27	Current Tax Rate (Per \$1,000 EV)	\$25.40
Expenditure Period (In Years)	22	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	26   2021	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	4/14/2016	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	4/14/2021	Discount Rate 1 for NPV Calculation	N/A
Eligible for Extension/No. of Years	No   0	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	2017	0	2018	0	65,146,700	2019	26.26	1,710,863
2	2018	0	2019	0	63,750,300	2020	25.40	1,619,417
3	2019	0	2020	0	63,750,300	2021	25.40	1,619,417
		0			0			
Future Value of Increment								4,949,697



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

**As of Dec. 31, 2018:**

**Cash and Investments: \$636,358 (A)**  
**Future Debt Service Requirements: \$3,720,887 (B)**  
**Advances from Other Funds (General Fund): \$336,343 (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)	
2019	1,710,863	0				1,710,863	2,000,000		500	2,000,500	(289,637)	346,721	1,720,887	2019
2020	1,619,417	0				1,619,417	1,000,000		500	1,000,500	618,917	965,638	720,887	2020
2021	1,619,417	0				1,619,417	720,887		500	721,387	898,030	1,863,668	0	2021
<b>Total</b>	<b>4,949,697</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,949,697</b>	<b>3,720,887</b>	<b>0</b>	<b>1,500</b>	<b>3,722,387</b>				

**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

**Final Balance (G - C): 1,527,325**



## TID 7 – Important Considerations

- Boundary (add territory) and project plan amendment in 1999
- Territory subtraction 2017





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

Type of District	Blighted Area	Actual Base Value	15,660,400
Actual Creation Date	8/14/1997	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 1997	Property Appreciation Factor	0.00%
Maximum Life (In Years)	27	Current Tax Rate (Per \$1,000 EV)	\$25.40
Expenditure Period (In Years)	22	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	27   2025	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	8/14/2019	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	8/14/2024	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	2017	0	2018	0	11,106,600	2019	26.26	291,678
2	2018	0	2019	0	11,653,200	2020	25.40	295,991
3	2019	0	2020	0	11,653,200	2021	25.40	295,991
4	2020	0	2021	0	11,653,200	2022	25.40	295,991
5	2021	0	2022	0	11,653,200	2023	25.40	295,991
6	2022	0	2023	0	11,653,200	2024	25.40	295,991
7	2023	0	2024	0	11,653,200	2025	25.40	295,991
		0			0	Future Value of Increment		2,067,626



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

**As of Dec. 31, 2018:**

Cash and Investments: **\$513,860 (A)**  
 Future Debt Service Requirements: **\$0 (B)**  
 Advances from Other Funds (General Fund): **\$5,698 (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)	
2019	291,678	0		4,400	<b>296,078</b>				500	<b>500</b>	295,578	809,438	0	2019
2020	295,991	0		4,400	<b>300,391</b>				500	<b>500</b>	299,891	1,109,329	0	2020
2021	295,991	0		19,401	<b>315,392</b>				500	<b>500</b>	314,892	1,424,221	0	2021
2022	295,991	0		20,764	<b>316,755</b>				500	<b>500</b>	316,255	1,740,477	0	2022
2023	295,991	0		20,764	<b>316,755</b>				500	<b>500</b>	316,255	2,056,732	0	2023
2024	295,991	0		173,105	<b>469,096</b>				500	<b>500</b>	468,596	2,525,328	0	2024
2025	295,991	0		0	<b>295,991</b>				500	<b>500</b>	295,491	<b>2,820,819</b>	0	2025
<b>Total</b>	<b>2,067,626</b>	<b>0</b>	<b>0</b>	<b>242,833</b>	<b>2,310,459</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,500</b>	<b>3,500</b>				

**Final Balance (G - C): 2,815,121**

**NOTES:**

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



## TID 9 – Important Considerations

- Closed 2019 – excess balance distributed to all jurisdictions



## Tax Increment District No. 9 (International Business Park) Tax Increment Projection Worksheet

Type of District	Ind (Pre 10-1-04)	Actual Base Value	1,442,900
Actual Creation Date	6/10/1999	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 1999	Property Appreciation Factor	0.00%
Maximum Life (In Years)	23	Current Tax Rate (Per \$1,000 EV)	\$25.13
Expenditure Period (In Years)	18	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	23   2023	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	6/10/2017	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	6/10/2022	Discount Rate 1 for NPV Calculation	N/A
Eligible for Extension/No. of Years	No   0	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	2017	0	2018	0	19,889,800	2019	24.15	480,349
2	2018	0	2019	0	19,889,800	2020	24.15	480,349
3	2019	0	2020	0	19,889,800	2021	24.15	480,349
4	2020	0	2021	0	19,889,800	2022	24.15	480,349
5	2021	0	2022	0	19,889,800	2023	24.15	480,349

0	0	Future Value of Increment	2,401,744
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As of Dec. 31, 2018:

Tax Increment District No. 9 (International Business Park) Cash and Investments: \$586,839 (A)  
 Cash Flow Pro Forma Future Debt Service Requirements: \$0 (B)  
 Advances from Other Funds (General Fund): \$11,231 (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)	
2019	480,349	0		480,349	0	1,405	0	1,405	478,944	1,065,783	0	2019
2020	0	0		0			0	0	0	1,065,783	0	2020
2021	0	0		0			0	0	0	1,065,783	0	2021
2022	0	0		0			0	0	0	1,065,783	0	2022
2023	0	0		0			0	0	0	1,065,783	0	2023
<b>Total</b>	<b>480,349</b>	<b>0</b>	<b>0</b>	<b>480,349</b>	<b>0</b>	<b>1,405</b>		<b>1,405</b>	<b>478,944</b>			

Final Balance: 1,054,552

**NOTES:**

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

**2018 Apportioned Levies Without Tax Increment**

City EV - La Crosse SD \$3,402,044,906 99.89%  
 City EV - Onalaska SD \$3,582,296 0.11%  
 TOTAL \$3,405,627,202

	Apportioned Levies by % Onalaska SD EV		% Total	Distributed Balance
La Crosse - County	\$11,760,346	0.11%	\$12,370.42	14.30%
La Crosse - City	\$34,330,637	0.11%	\$36,111.56	41.74%
School District of Onalaska	\$32,668	100.00%	\$32,668.26	37.76%
Western Technical College	\$5,099,507	0.11%	\$5,364.05	6.20%
<b>TOTAL</b>	<b>\$51,223,158</b>		<b>\$86,514.29</b>	<b>100%</b>



## TID 10 – Important Considerations

- 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



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

Blighted Area
6/12/2003
Jan. 1, 2003
27
22
27   2031
6/12/2025
6/12/2030
Yes   4
Yes

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

2,540,100
N/A
0.00%
25.40
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	2017	0	2018	0	2,919,200	2019	26.26	76,658
2	2018	0	2019	0	6,697,500	2020	25.40	170,117
3	2019	0	2020	0	6,697,500	2021	25.40	170,117
4	2020	0	2021	0	6,697,500	2022	25.40	170,117
5	2021	0	2022	0	6,697,500	2023	25.40	170,117
6	2022	0	2023	0	6,697,500	2024	25.40	170,117
7	2023	0	2024	0	6,697,500	2025	25.40	170,117
8	2024	0	2025	0	6,697,500	2026	25.40	170,117
9	2025	0	2026	0	6,697,500	2027	25.40	170,117
10	2026	0	2027	0	6,697,500	2028	25.40	170,117
11	2027	0	2028	0	6,697,500	2029	25.40	170,117
12	2028	0	2029	0	6,697,500	2030	25.40	170,117
13	2029	0	2030	0	6,697,500	2031	25.40	170,117
		0			0			
							Future Value of Increment	2,118,056



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

**As of Dec. 31, 2018:**

**Cash and Investments: \$106,352 (A)**  
**Future Debt Service Requirements: \$120,901 (B)**  
**Advances from Other Funds (General Fund): \$291,474 (C)**

Year	Revenues					Expenditures					Balances			Year
	Tax Increments	Exempt Computer Aids	Other Revenue	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)	
							55.77%							
2019	76,658	0			76,658	6,000	42,752		500	49,252	27,406	133,758	114,901	2019
2020	170,117	0			170,117	6,000	94,873		500	101,373	68,744	202,502	108,901	2020
2021	170,117	0			170,117	6,000	94,873		500	101,373	68,744	271,246	102,901	2021
2022	170,117	0			170,117	6,000	94,873		500	101,373	68,744	339,990	96,901	2022
2023	170,117	0			170,117	6,000	94,873		500	101,373	68,744	408,733	90,901	2023
2024	170,117	0			170,117	6,000	94,873		500	101,373	68,744	477,477	84,901	2024
2025	170,117	0			170,117	6,000	94,873		500	101,373	68,744	546,221	78,901	2025
2026	170,117	0			170,117	6,000	94,873		500	101,373	68,744	614,964	72,901	2026
2027	170,117	0			170,117	6,000	94,873		500	101,373	68,744	683,708	66,901	2027
2028	170,117	0			170,117	6,000	94,873		500	101,373	68,744	752,452	60,901	2028
2029	170,117	0			170,117	6,000	94,873		500	101,373	68,744	821,196	54,901	2029
2030	170,117	0			170,117	54,901	94,873		500	150,274	19,843	841,038	0	2030
2031	170,117	0			170,117		94,873		500	95,373	74,744	915,782	0	2031
<b>Total</b>	<b>1,777,823</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,118,056</b>	<b>66,000</b>	<b>991,480</b>	<b>0</b>	<b>6,500</b>	<b>1,062,980</b>				

**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): 624,308**





# TID 11 – Important Considerations

- 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
- Proposed project plan amendment in 2019



**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)	\$25.40
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	2017	0	2018	0	153,353,900	2019	26.26	4,027,073
2	2018	0	2019	0	148,872,900	2020	25.40	3,781,372
3	2019	0	2020	0	148,872,900	2021	25.40	3,781,372
4	2020	0	2021	0	148,872,900	2022	25.40	3,781,372
5	2021	0	2022	0	148,872,900	2023	25.40	3,781,372
6	2022	0	2023	0	148,872,900	2024	25.40	3,781,372
7	2023	0	2024	0	148,872,900	2025	25.40	3,781,372
8	2024	0	2025	0	148,872,900	2026	25.40	3,781,372
9	2025	0	2026	0	148,872,900	2027	25.40	3,781,372
10	2026	0	2027	0	148,872,900	2028	25.40	3,781,372
11	2027	0	2028	0	148,872,900	2029	25.40	3,781,372
12	2028	0	2029	0	148,872,900	2030	25.40	3,781,372
13	2029	0	2030	0	148,872,900	2031	25.40	3,781,372
14	2030	0	2031	0	148,872,900	2032	25.40	3,781,372
		0		0				
						Future Value of Increment		53,184,905



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

**As of Dec. 31, 2018:**

Cash and Investments: **\$1,778,708 (A)**  
 Future Debt Service Requirements: **\$25,280,497 (B)**  
 Advances from Other Funds (General Fund): **\$3,319,674 (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 II	DA Payments Riverside III	DA Payments Hub on 6th	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2019	4,027,073		0	10,000	<b>4,037,073</b>	2,051,041	150,000	83,442	483,532	140,024		500	<b>2,908,540</b>	1,128,533	2,907,241	25,280,497	2019
2020	3,781,372		0	10,000	<b>3,791,372</b>	2,311,117	37,500	83,442	536,172	261,545	100,000	500	<b>3,330,276</b>	461,096	3,368,337	22,969,380	2020
2021	3,781,372		0	10,000	<b>3,791,372</b>	1,418,438		83,442		264,161	100,000	500	<b>1,866,541</b>	1,924,830	5,293,167	21,550,942	2021
2022	3,781,372		0	10,000	<b>3,791,372</b>	1,912,062		83,442		266,802	100,000	500	<b>2,362,806</b>	1,428,565	6,721,733	19,638,880	2022
2023	3,781,372		0	10,000	<b>3,791,372</b>	1,919,101		83,442		192,289	100,000	500	<b>2,295,332</b>	1,496,040	8,217,773	17,719,779	2023
2024	3,781,372		0	10,000	<b>3,791,372</b>	1,802,006		83,442			100,000	500	<b>1,985,948</b>	1,805,423	10,023,196	15,917,773	2024
2025	3,781,372		0	10,000	<b>3,791,372</b>	2,250,838		83,442			100,000	500	<b>2,434,780</b>	1,356,591	11,379,787	13,666,935	2025
2026	3,781,372		0	10,000	<b>3,791,372</b>	2,400,895		83,442			100,000	500	<b>2,584,837</b>	1,206,534	12,586,322	11,266,040	2026
2027	3,781,372		0	10,000	<b>3,791,372</b>	2,438,929		83,442				500	<b>2,522,871</b>	1,268,500	13,854,822	8,827,111	2027
2028	3,781,372		0	500,000	<b>4,281,372</b>	2,460,000		83,442				500	<b>2,543,942</b>	1,737,429	15,592,252	6,367,111	2028
2029	3,781,372		0	0	<b>3,781,372</b>	2,369,500		83,442				500	<b>2,453,442</b>	1,327,929	16,920,181	3,997,611	2029
2030	3,781,372		0	0	<b>3,781,372</b>	1,597,949		83,442				500	<b>1,681,891</b>	2,099,480	19,019,661	2,399,662	2030
2031	3,781,372		0	0	<b>3,781,372</b>	1,199,831		83,442				500	<b>1,283,773</b>	2,497,598	21,517,260	1,199,831	2031
2032	3,781,372		0	0	<b>3,781,372</b>	1,199,831						500	<b>1,200,331</b>	2,581,041	<b>24,098,301</b>	0	2032
<b>Total</b>	<b>53,184,905</b>	<b>0</b>	<b>0</b>	<b>590,000</b>	<b>53,774,905</b>	<b>27,331,538</b>	<b>187,500</b>	<b>1,084,749</b>	<b>1,019,704</b>	<b>1,124,821</b>	<b>700,000</b>	<b>7,000</b>	<b>31,455,312</b>				

**Final Balance (G - C): 20,778,627**

**NOTES:**

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



## TID 12 – Important Considerations

- Boundary and project plan amendment in 2008
- Boundary and project plan amendment in 2010
- Proposed recipient of shared increments from various other TIDs (2019)



### Tax Increment District No. 12 (Three Rivers Plaza)

#### 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

Blighted Area
7/14/2005
Jan. 1, 2005
27
22
27   2033
7/14/2027
7/14/2032
Yes   3
Yes

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

19,363,800
N/A
0.00%
\$25.40
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	2017	0	2018	0	23,623,100	2019	26.26	620,343
2	2018	0	2019	0	20,446,700	2020	25.40	519,346
3	2019	0	2020	0	20,446,700	2021	25.40	519,346
4	2020	0	2021	0	20,446,700	2022	25.40	519,346
5	2021	0	2022	0	20,446,700	2023	25.40	519,346
6	2022	0	2023	0	20,446,700	2024	25.40	519,346
7	2023	0	2024	0	20,446,700	2025	25.40	519,346
8	2024	0	2025	0	20,446,700	2026	25.40	519,346
9	2025	0	2026	0	20,446,700	2027	25.40	519,346
10	2026	0	2027	0	20,446,700	2028	25.40	519,346
11	2027	0	2028	0	20,446,700	2029	25.40	519,346
12	2028	0	2029	0	20,446,700	2030	25.40	519,346
13	2029	0	2030	0	20,446,700	2031	25.40	519,346
14	2030	0	2031	0	20,446,700	2032	25.40	519,346
15	2031	0	2032	0	20,446,700	2033	25.40	519,346
		0		0				

Future Value of Increment **7,891,189**



As of Dec. 31, 2018:

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

**Cash and Investments: \$429,080 (A)**  
**Future Debt Service Requirements: \$7,028,391 (B)**  
**Advances from Other Funds (General Fund): \$246,196 (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)	
2019	620,343	0		620,343	600,000		500	600,500	19,843	448,923	6,428,391	2019
2020	519,346	0		519,346	600,000		500	600,500	(81,154)	367,769	5,828,391	2020
2021	519,346	0		519,346	400,000		500	400,500	118,846	486,615	5,428,391	2021
2022	519,346	0		519,346	485,000		500	485,500	33,846	520,461	4,943,391	2022
2023	519,346	0		519,346	485,000		500	485,500	33,846	554,307	4,458,391	2023
2024	519,346	0		519,346	485,000		500	485,500	33,846	588,154	3,973,391	2024
2025	519,346	0		519,346	600,000		500	600,500	(81,154)	507,000	3,373,391	2025
2026	519,346	0		519,346	600,000		500	600,500	(81,154)	425,846	2,773,391	2026
2027	519,346	0		519,346	600,000		500	600,500	(81,154)	344,692	2,173,391	2027
2028	519,346	0		519,346	620,000		500	620,500	(101,154)	243,538	1,553,391	2028
2029	519,346	0		519,346	525,000		500	525,500	(6,154)	237,384	1,028,391	2029
2030	519,346	0		519,346	185,685		500	186,185	333,161	570,546	842,706	2030
2031	519,346	0		519,346	280,902		500	281,402	237,944	808,490	561,804	2031
2032	519,346	0		519,346	280,902		500	281,402	237,944	1,046,434	280,902	2032
2033	519,346	0		519,346	280,902		500	281,402	237,944	1,284,378	0	2033
<b>Total</b>	<b>7,891,189</b>	<b>0</b>	<b>0</b>	<b>7,891,189</b>	<b>7,028,391</b>	<b>0</b>	<b>7,500</b>	<b>7,035,891</b>				

**Final Balance (G - C): 1,038,182**

**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 – Important Considerations

- 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
- Proposed project plan amendment in 2019



## 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)	\$25.40
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</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	2017	0	2018	0	53,837,800	2019	26.26	1,413,781
2	2018	0	2019	0	68,136,100	2020	25.40	1,730,657
3	2019	0	2020	0	68,136,100	2021	25.40	1,730,657
4	2020	0	2021	0	68,136,100	2022	25.40	1,730,657
5	2021	0	2022	0	68,136,100	2023	25.40	1,730,657
6	2022	0	2023	0	68,136,100	2024	25.40	1,730,657
7	2023	0	2024	0	68,136,100	2025	25.40	1,730,657
8	2024	0	2025	0	68,136,100	2026	25.40	1,730,657
		0			0			
							Future Value of Increment	13,528,379





As of Dec. 31, 2018:

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

Cash and Investments: **\$1,138,765 (A)**  
 Future Debt Service Requirements: **\$206,307 (B)**  
 Advances from Other Funds (General Fund): **\$669,902 (C)**

Year	Revenues						Expenditures						Balances			Year
	Tax Increments	Exempt Computer Aids	Minimum Tax Payments	Lease Payments	Other Revenue	Total Revenues (D)	Debt Service Transfers	DA Payments Kwik Trip	DA Payments DuraTech	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2019	1,413,781	0			15,000	<b>1,428,781</b>	146,904	76,923	46,631		500	<b>270,958</b>	1,157,823	2,296,588	59,403	2019
2020	1,730,657	0			15,000	<b>1,745,657</b>	27,441	76,923	69,443		500	<b>174,307</b>	1,571,350	3,867,938	31,962	2020
2021	1,730,657	0			15,000	<b>1,745,657</b>	31,962	76,923	70,625		500	<b>180,010</b>	1,565,647	5,433,584	0	2021
2022	1,730,657	0			15,000	<b>1,745,657</b>		76,923	56,054		500	<b>133,477</b>	1,612,180	7,045,764	0	2022
2023	1,730,657	0			15,000	<b>1,745,657</b>		76,923			500	<b>77,423</b>	1,668,234	8,713,998	0	2023
2024	1,730,657	0			15,000	<b>1,745,657</b>		76,923			500	<b>77,423</b>	1,668,234	10,382,232	0	2024
2025	1,730,657	0			15,000	<b>1,745,657</b>		76,923			500	<b>77,423</b>	1,668,234	12,050,466	0	2025
2026	1,730,657	0			10,000	<b>1,740,657</b>		76,923			500	<b>77,423</b>	1,663,234	<b>13,713,700</b>	0	2026
<b>Total</b>	<b>13,528,379</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>115,000</b>	<b>13,643,379</b>	<b>206,307</b>	<b>615,384</b>	<b>242,753</b>	<b>0</b>		<b>1,068,444</b>				

**Final Balance (G - C): 13,043,798**

**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 – Important Considerations

- Project plan amendment in 2012
- Development agreement with Gundersen Lutheran
  - Agreement apportions certain revenue streams based on existing and future value on Gundersen campus
  - Allows for recapture of certain revenues for specific, enumerated expenditures
  - City captures 100% of increment from outside of Gundersen campus area
- Boundary Amendment 2017
- Proposed project plan amendment in 2019



## 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)	\$25.40
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		
Eligible for Extension/No. of Years	Yes   3	Discount Rate 1 for NPV Calculation	N/A
Eligible Recipient District	No	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	2017	0	2018	0	60,478,300	2019	26.26	1,588,160
2	2018	0	2019	0	59,162,800	2020	25.40	1,502,735
3	2019	0	2020	0	59,162,800	2021	25.40	1,502,735
4	2020	0	2021	0	59,162,800	2022	25.40	1,502,735
5	2021	0	2022	0	59,162,800	2023	25.40	1,502,735
6	2022	0	2023	0	59,162,800	2024	25.40	1,502,735
7	2023	0	2024	0	59,162,800	2025	25.40	1,502,735
8	2024	0	2025	0	59,162,800	2026	25.40	1,502,735
9	2025	0	2026	0	59,162,800	2027	25.40	1,502,735
		0			0			
							Future Value of Increment	13,610,041



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

**As of Dec. 31, 2018:**

Cash and Investments: **\$5,273,846 (A)**  
 Future Debt Service Requirements: **\$575,000 (B)**  
 Advances from Other Funds (General Fund): **\$0 (C)**  
 Reinvestment Contribution Fund Balance: **\$470,673 (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.	Reinvested Contrib. Expenses (F)	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)	
2019	1,588,160	180,000	347,000	45,797	<b>2,160,957</b>	25,823	1,204,458	11,589	2,156,552	250,000	500	<b>3,648,922</b>	(1,487,965)	3,785,881	549,177	250,000	0	720,673	2019
2020	1,502,735	162,000			<b>1,664,735</b>	68,647	1,204,458	14,093	1,350,000	250,000	500	<b>2,887,698</b>	(1,222,963)	2,562,918	480,530	250,000	0	970,673	2020
2021	1,502,735	145,800			<b>1,648,535</b>	68,647	1,204,458	14,198	1,350,000	250,000	500	<b>2,887,803</b>	(1,239,268)	1,323,650	411,883	250,000	0	1,220,673	2021
2022	1,502,735	131,220			<b>1,633,955</b>	68,647	1,204,458	14,305		250,000	500	<b>1,537,910</b>	96,045	1,419,695	343,236	250,000	0	1,470,673	2022
2023	1,502,735	118,098			<b>1,620,833</b>	68,647	1,204,458	14,412		250,000	500	<b>1,538,017</b>	82,816	1,502,511	274,589	250,000	0	1,720,673	2023
2024	1,502,735	106,288			<b>1,609,023</b>	68,647	1,204,458	14,520		250,000	500	<b>1,538,125</b>	70,898	1,573,409	205,941	250,000	0	1,970,673	2024
2025	1,502,735	95,659			<b>1,598,395</b>	68,647	1,204,458	14,629		250,000	500	<b>1,538,234</b>	60,160	1,633,570	137,294	250,000	0	2,220,673	2025
2026	1,502,735	86,093			<b>1,588,829</b>	68,647	1,204,458	14,739		250,000	500	<b>1,538,344</b>	50,484	1,684,054	68,647	250,000	0	2,470,673	2026
2027	1,502,735	77,484			<b>1,580,219</b>	68,647		14,850		250,000	500	<b>333,997</b>	1,246,222	2,930,276	0	250,000	0	2,720,673	2027
<b>Total</b>	<b>13,610,041</b>	<b>1,102,643</b>	<b>347,000</b>	<b>45,797</b>	<b>15,105,481</b>	<b>1,536,060</b>	<b>9,635,664</b>	<b>127,335</b>	<b>4,856,552</b>	<b>2,250,000</b>	<b>4,500</b>	<b>18,410,111</b>							

**Final Balance (G - C): 2,930,276**

**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 – Important Considerations

- Created 2013
- Development agreements (2) with Chart & Trane
  1. Chart – “Reverse TIF” with annual incentives of 85% of tax increment from project for periods 2015 – 2018 not to exceed \$1,500,000
  2. Trane – “Reverse TIF” with annual incentives of 90% of actual tax increment from project through maximum term of TID not to exceed \$5,500,000
- Project Plan Amendment 2019
- Proposed project plan amendment in 2019



### 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%
\$25.40
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	2017	0	2018	0	29,727,200	2019	26.26	780,636
2	2018	0	2019	0	32,307,700	2020	25.40	820,616
3	2019	0	2020	0	32,307,700	2021	25.40	820,616
4	2020	0	2021	0	32,307,700	2022	25.40	820,616
5	2021	0	2022	0	32,307,700	2023	25.40	820,616
6	2022	0	2023	0	32,307,700	2024	25.40	820,616
7	2023	0	2024	0	32,307,700	2025	25.40	820,616
8	2024	0	2025	0	32,307,700	2026	25.40	820,616
9	2025	0	2026	0	32,307,700	2027	25.40	820,616
10	2026	0	2027	0	32,307,700	2028	25.40	820,616
11	2027	0	2028	0	32,307,700	2029	25.40	820,616
12	2028	0	2029	0	32,307,700	2030	25.40	820,616
13	2029	0	2030	0	32,307,700	2031	25.40	820,616
14	2030	0	2031	0	32,307,700	2032	25.40	820,616
15	2031	0	2032	0	32,307,700	2033	25.40	820,616
16	2032	0	2033	0	32,307,700	2034	25.40	820,616
		0			0			
							Future Value of Increment	13,089,870



As of Dec. 31, 2018:

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

Cash and Investments: **\$1,989,424 (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 Exp. #1	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2019	780,636	0				780,636			249,939		500	250,439	530,197	2,519,621	0	2019
2020	820,616	0				820,616			249,939		500	250,439	570,177	3,089,798	0	2020
2021	820,616	0				820,616			249,939		500	250,439	570,177	3,659,974	0	2021
2022	820,616	0				820,616			249,939		500	250,439	570,177	4,230,151	0	2022
2023	820,616	0				820,616			249,939		500	250,439	570,177	4,800,327	0	2023
2024	820,616	0				820,616			249,939		500	250,439	570,177	5,370,504	0	2024
2025	820,616	0				820,616			249,939		500	250,439	570,177	5,940,680	0	2025
2026	820,616	0				820,616			249,939		500	250,439	570,177	6,510,857	0	2026
2027	820,616	0				820,616			249,939		500	250,439	570,177	7,081,033	0	2027
2028	820,616	0				820,616			249,939		500	250,439	570,177	7,651,210	0	2028
2029	820,616	0				820,616			249,939		500	250,439	570,177	8,221,386	0	2029
2030	820,616	0				820,616			249,939		500	250,439	570,177	8,791,563	0	2030
2031	820,616	0				820,616			249,939		500	250,439	570,177	9,361,739	0	2031
2032	820,616	0				820,616			249,939		500	250,439	570,177	9,931,916	0	2032
2033	820,616	0				820,616			249,939		500	250,439	570,177	10,502,092	0	2033
2034	820,616	0				820,616			249,939		500	500	820,116	11,322,208	0	2034
<b>Total</b>	<b>13,089,870</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,089,870</b>	<b>0</b>	<b>0</b>	<b>3,749,086</b>	<b>0</b>	<b>8,000</b>	<b>3,757,086</b>				

**Final Balance (G - C): 11,322,208**

**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 – Important Considerations

- Created 2014
- Proposed project plan amendment in 2019





**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)	\$25.40
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	2017	0	2018	0	6,827,400	2019	26.26	179,288
2	2018	0	2019	0	6,662,000	2020	25.40	169,215
3	2019	0	2020	0	6,662,000	2021	25.40	169,215
4	2020	0	2021	0	6,662,000	2022	25.40	169,215
5	2021	0	2022	0	6,662,000	2023	25.40	169,215
6	2022	0	2023	0	6,662,000	2024	25.40	169,215
7	2023	0	2024	0	6,662,000	2025	25.40	169,215
8	2024	0	2025	0	6,662,000	2026	25.40	169,215
9	2025	0	2026	0	6,662,000	2027	25.40	169,215
10	2026	0	2027	0	6,662,000	2028	25.40	169,215
11	2027	0	2028	0	6,662,000	2029	25.40	169,215
12	2028	0	2029	0	6,662,000	2030	25.40	169,215
13	2029	0	2030	0	6,662,000	2031	25.40	169,215
14	2030	0	2031	0	6,662,000	2032	25.40	169,215
15	2031	0	2032	0	6,662,000	2033	25.40	169,215
16	2032	0	2033	0	6,662,000	2034	25.40	169,215
17	2033	0	2034	0	6,662,000	2035	25.40	169,215
		0		0				
						Future Value of Increment		2,886,724



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

**As of Dec. 31, 2018:**

Cash and Investments: **\$119,496 (A)**  
 Future Debt Service Requirements: **\$759,827 (B)**  
 Advances from Other Funds (General Fund): **\$147,752 (C)**

Year	Revenues				Expenditures					Balances			Year
	Tax Increments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	DA Payments Impact 7	Other Exp. #1	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2019	179,288			<b>179,288</b>		100,000		500	<b>100,500</b>	78,788	198,284	759,827	2019
2020	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	319,509	712,338	2020
2021	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	440,735	664,849	2021
2022	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	561,960	617,359	2022
2023	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	683,186	569,870	2023
2024	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	804,412	522,381	2024
2025	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	925,637	474,892	2025
2026	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	1,046,863	427,403	2026
2027	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	1,168,088	379,914	2027
2028	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	1,289,314	332,424	2028
2029	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	1,410,540	284,935	2029
2030	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	1,531,765	237,446	2030
2031	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	1,652,991	189,957	2031
2032	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	1,774,216	142,468	2032
2033	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	1,895,442	94,978	2033
2034	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	2,016,668	47,489	2034
2035	169,215			<b>169,215</b>	47,489			500	<b>47,989</b>	121,226	2,137,893	0	2035
<b>Total</b>	<b>2,886,724</b>	<b>0</b>	<b>0</b>	<b>2,886,724</b>	<b>1,044,762</b>	<b>100,000</b>	<b>0</b>	<b>8,500</b>	<b>1,153,262</b>				

NOTES:

**Final Balance (G - C): 1,990,141**



# TID 17 – Important Considerations

- Created 2015
- Project Plan and Boundary Amendment 2019
- Proposed project plan amendment in 2019



### 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)	\$25.40
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	2017	0	2018	0	44,717,600	2019	26.26	1,174,284
2	2018	0	2019	0	62,306,500	2020	25.40	1,582,585
3	2019	0	2020	0	62,306,500	2021	25.40	1,582,585
4	2020	0	2021	0	62,306,500	2022	25.40	1,582,585
5	2021	0	2022	0	62,306,500	2023	25.40	1,582,585
6	2022	0	2023	0	62,306,500	2024	25.40	1,582,585
7	2023	0	2024	0	62,306,500	2025	25.40	1,582,585
8	2024	0	2025	0	62,306,500	2026	25.40	1,582,585
9	2025	0	2026	0	62,306,500	2027	25.40	1,582,585
10	2026	0	2027	0	62,306,500	2028	25.40	1,582,585
11	2027	0	2028	0	62,306,500	2029	25.40	1,582,585
12	2028	0	2029	0	62,306,500	2030	25.40	1,582,585
13	2029	0	2030	0	62,306,500	2031	25.40	1,582,585
14	2030	0	2031	0	62,306,500	2032	25.40	1,582,585
15	2031	0	2032	0	62,306,500	2033	25.40	1,582,585
16	2032	0	2033	0	62,306,500	2034	25.40	1,582,585
17	2033	0	2034	0	62,306,500	2035	25.40	1,582,585
18	2034	0	2035	0	62,306,500	2036	25.40	1,582,585
		0	0				Future Value of Increment	28,078,231