



**EHLERS**  
LEADERS IN PUBLIC FINANCE

# TID Summary Report

City of La Crosse, WI  
Economic Development Commission

August 24, 2017





# TID Summaries and Financial Forecasts



# Summary

- City has 13 active TIDs
  - TIDs 5 – 17
  - All TIDs share same overlying taxing jurisdictions except TID 9, which is in Onalaska School District
- Total captured increment value = **\$450,882,700**
  - Represents **12.00%** of City's total equalized value
- TIDs 5 & 8 closed this year, so will no longer count against total increment value for purposes of "12% test"
  - TID 5     \$7,664,500
  - TID 8     \$4,865,100



## TID Locations

- *See supplements map(s) provided by City Planning Department*



# Assumptions

- Revenues
  - Value increment as of Jan. 1, 2017 held constant throughout the forecast period
  - Equalized tax rate for payable 2017 held constant throughout the forecast period
  - Exempt computer aids forecast at \$0
- Expenses - Prioritization
  - Debt (if any) paid first, along with 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 2017 have been established to fully satisfy Future Debt Service Requirements by end of maximum life



# TID 5

## Tax Increment District No. 5 (Marriot / Central Business District) Tax Increment Projection Worksheet

Type of District	Blighted Area	Actual Base Value	894,800
Actual Creation Date	3/12/1992	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 1992	Property Appreciation Factor	0.00%
Maximum Life (In Years)	27	Current Tax Rate (Per \$1,000 EV)	\$28.40
Expenditure Period (In Years)	22	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	26   2019	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	3/12/2014	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	3/12/2019		
Eligible for Extension/No. of Years	No   0	Discount Rate 1 for NPV Calculation	N/A
Eligible Recipient District	Yes	Discount Rate 2 for NPV Calculation	N/A

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
<i>The two zero tax increments to the right are included in the sum of the NPV calculations to accurately reflect the time value of the delay</i>								
1	2015	0	2016	0	7,664,500	2017	28.40	217,705
2	2016	0	2017	0	7,664,500	2018	28.40	217,705
3	2017	0	2018	0	7,664,500	2019	28.40	217,705
		0		0				
Future Value of Increment								653,115



## TID 5 – Important Considerations

- Overlaid by TID 11
  - All future increases in value will accrue to TID 11 - - TID 5 value increment will not increase
- Project plan amendment in 1999 to add projects
- Project plan amendment in 2005 to allow sharing of increment with TID 6
  - Sharing extended by way of amendment in 2015
- Donor to TID 6
- District terminated and value increment returned to general tax rolls for taxes payable 2019
  - Final tax increment collection 2018



# TID 5 – Projected Cash Flow

**As of Dec. 31, 2016:**

**Tax Increment District No. 5 (Marriot / Central Business District)**  
**Cash Flow Pro Forma**

**Cash and Investments: \$10,355 (A)**

**Future Debt Service Requirements: \$29,617 (B)**

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

Year	Revenues				Expenditures					Balances		Future Debt Service (2013 = B)	Year
	Tax Increments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	Allocation to TID 6	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G) (2013 = A)		
2017	217,705	0		217,705	29,617	187,588		500	217,705	(0)	10,355	0	2017
2018	217,705	0		217,705		227,560		500	228,060	(10,355)	(0)	0	2018
2019	0	0		0				0	0	0	(0)	0	2019
<b>Total</b>	<b>435,410</b>	<b>0</b>	<b>0</b>	<b>435,410</b>	<b>29,617</b>	<b>415,148</b>	<b>0</b>	<b>1,000</b>	<b>445,765</b>				

**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): (0)**





## TID 5 - Comments

**TID #5** (Marriott TID) has produced \$7,664,500 in increment value. This TID was created in 1992 and assisted the City in the renovation of the City-owned Pump House Regional Arts Center building. Other improvements included streetscaping along Front and King Streets. Additional redevelopment included the restoration of the Mike's Building Supply building which was extensively remodeled into Piggy's Restaurant at a cost of approximately \$4,000,000. A new business, "The Wine Guyz," opened in 2006 in the Piggy's Building. The "LIPCO" building also added over \$3,300,000 in tax base to this area as a joint project with the City, Xcel Energy and the La Crosse Area Development Corporation. Positive increment from this TID is also assisting with the retirement of TID 6. The most recent project for this TID was the streetscaping of Front Street in front of the Marriott Hotel from King to Cass Street. The City recently provided an additional \$300,000 for renovations to the Pump House Regional Arts Center. TID 5 overlaps with TID 11, which is a comprehensive revitalization TID. Due to the large influx of downtown employees, an \$11,000,000 parking ramp was erected in 2011 to accommodate 551 parking stalls. An artistic walkway between LHI building #3, the new parking ramp, and the Pump House was created by incorporating stamped poems and dance steps making a unique pedestrian corridor. The poems and dance steps flow throughout a four block area within the City's Arts District and will continue to be expanded in the future. The La Crosse Weber Center for the Performing Arts Center opened in 2013 on the Mississippi River waterfront, and the Marriott Hotel completed a major remodeling and facelift at the same time. The budding arts district is forming around the Pump House and the Weber Center for the Performing Arts (which is now affiliated with Viterbo University). The City of La Crosse Arts Board landed a National Endowment for the Arts grant in 2013 to hire internationally acclaimed Trompe l'oeil artist John Pugh to complete a mural on the west side of the Pump House Regional Arts Center. In January 2014, the Wisconsin Economic Development Corporation dedicated \$30,500 to the project. The mural was dedicated in 2014 during the City's inaugural arts celebration.



# TID 6

## Tax Increment District No. 6 (Downtown)

### 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
4/14/1994
Jan. 1, 1994
27
22
26   2021
4/14/2016
4/14/2021
No   0
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)

33,884,800
N/A
0.00%
\$28.40
0.00%
0.00%
0.00%

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

N/A
N/A

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2015	0	2016	0	64,204,900	2017	28.40	1,823,696
2	2016	0	2017	0	65,864,100	2018	28.40	1,870,824
3	2017	0	2018	0	65,864,100	2019	28.40	1,870,824
4	2018	0	2019	0	65,864,100	2020	28.40	1,870,824
5	2019	0	2020	0	65,864,100	2021	28.40	1,870,824
		0		0				

Future Value of Increment

9,306,993
-----------



## TID 6 – Important Considerations

- Partially overlaid by TID 11
- Recipient of excess tax increments from TIDs 5 & 8
- 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
- Revenues from donor TIDs 5 & 8 will cease in 2018, as those TIDs will be closed and value returned to tax rolls



# TID 6 – Projected Cash Flow

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

As of Dec. 31, 2016:

Cash and Investments:	\$279,336 (A)
Future Debt Service Requirements:	\$7,720,882 (B)
Advances from Other Funds (General Fund):	\$325,206 (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) (2013 = A)	Future Debt Service (2013 = B)	
2017	1,823,696	0	187,588	106,000		2,117,284	2,000,000	162,915	500	2,163,415	(46,131)	233,205	5,720,882	2017
2018	1,870,824	0	217,205	106,000		2,194,029	2,000,000		500	2,000,500	193,529	426,734	3,720,882	2018
2019	1,870,824	0				1,870,824	2,000,000		500	2,000,500	(129,676)	297,058	1,720,882	2019
2020	1,870,824	0				1,870,824	1,000,000		500	1,000,500	870,324	1,167,383	720,882	2020
2021	1,870,824	0				1,870,824	720,882		500	721,382	1,149,442	2,316,825	0	2021
Total	9,306,993	0	404,793	212,000	0	9,923,786	7,720,882	162,915	2,500	7,886,297				

Final Balance (G - C): 1,991,619

### 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 6 - Comments

**TID #6** was created in 1994 and overlapped with TID 1. This comprehensive TID has produced \$64,204,900 in increment value since its inception. TID 6 was created to further stimulate redevelopment efforts in the La Crosse Historic Central Business District and was the implementation step of the City Vision 2000 Master Plan (now City Vision 2020). TID 6 was amended in 2007 to increase the boundary and allow additional project costs. With the addition of tax increment from donor TIFs (TID 5 and TID 8), the retirement of this TIF is on-schedule while allowing additional development projects and incentives to be made. In 2014, the City and Downtown Mainstreet Inc. received Wisconsin Main Street status in order to take advantage of technical assistance from the Wisconsin Economic Development Corporation and to cement the efforts of a robust downtown revitalization program. Since joining the Main Street Program, La Crosse has received specialized consultant visits, renovation drawings, market studies and reports, workshops, and had the opportunity to host the 2014 Upper Mississippi Main Street Conference with 140 attendees and the 2016 Wisconsin Downtown Action Council conference with 75 attendees. In 2012, Reinhart Food Service moved its La Crosse offices to a 35,000 square-foot campus in the 100 Harborview Plaza building. This project relocated 164 employees to the new site and will create 50-100 new jobs. La Crosse County sold the old Courthouse Square parcel (Lot C) and created TID 17 to include this parcel which was sold to a private developer and transformed the former parking lot into Belle Square. A new downtown Hampton Inn & Suites was completed in 2015. In 2016, the City's Economic Development Commission awarded Doerflinger Second Century Inc. a \$98K grant and a \$94K loan to adaptively re-use over 64K sf of the historic Doerflinger building at 4<sup>th</sup> and Main to accommodate the national retailer Duluth Trading Company.



# TID 7

## 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)	\$28.40
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		
Eligible for Extension/No. of Years	Yes   4	Discount Rate 1 for NPV Calculation	N/A
Eligible Recipient District	Yes	Discount Rate 2 for NPV Calculation	N/A

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2015	0	2016	0	10,789,200	2017	28.40	306,460
2	2016	0	2017	0	13,775,400	2018	28.40	391,281
3	2017	0	2018	0	13,775,400	2019	28.40	391,281
4	2018	0	2019	0	13,775,400	2020	28.40	391,281
5	2019	0	2020	0	13,775,400	2021	28.40	391,281
6	2020	0	2021	0	13,775,400	2022	28.40	391,281
7	2021	0	2022	0	13,775,400	2023	28.40	391,281
8	2022	0	2023	0	13,775,400	2024	28.40	391,281
9	2023	0	2024	0	13,775,400	2025	28.40	391,281
		0		0				

Future Value of Increment **3,436,706**



## TID 7 – Important Considerations

- Boundary (add territory) and project plan amendment in 1999
- Boundary (add & subtract territory) and project plan amended currently in progress – Council consideration on 9/14/17



# TID 7 – Projected Cash Flow

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

**As of Dec. 31, 2016:**

Cash and Investments: \$662,483 (A)

Future Debt Service Requirements: \$69,869 (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 - Jobs	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G) (2013 = A)	Future Debt Service (2013 = B)	
2017	306,460	0			306,460	69,869	0	267,141	500	337,510	(31,050)	631,433	0	2017
2018	391,281	0			391,281				500	500	390,781	1,022,213	0	2018
2019	391,281	0			391,281				500	500	390,781	1,412,994	0	2019
2020	391,281	0			391,281				500	500	390,781	1,803,775	0	2020
2021	391,281	0			391,281				500	500	390,781	2,194,556	0	2021
2022	391,281	0			391,281				500	500	390,781	2,585,336	0	2022
2023	391,281	0			391,281				500	500	390,781	2,976,117	0	2023
2024	391,281	0			391,281				500	500	390,781	3,366,898	0	2024
2025	391,281	0			391,281				500	500	390,781	3,757,679	0	2025
<b>Total</b>	<b>3,436,706</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,436,706</b>	<b>69,869</b>	<b>0</b>	<b>267,141</b>	<b>4,500</b>	<b>341,510</b>				

### 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): 3,757,679**





## TID 7 – Comments

**TID #7** was the City's first neighborhood revitalization TID and was created to foster redevelopment in and around the Amtrak depot on the north side of the City. This TID has produced \$10,789,200 of increment value since its inception in 1997. Revitalizing the decaying CP Rail Depot has helped this neighborhood fortify its identity and puts the City on the map for High Speed Rail from the City of Chicago, Illinois to the Minneapolis/St. Paul Metropolitan Area. Several new businesses moved into the depot and the City sold the depot in 2005 and put it back on the tax roll. The Project Plan for TID 7 was amended in 2009 to foster Fowler & Hammer's office expansion adding approximately \$650,000 in new tax base and 15 new jobs.



# TID 8

## Tax Increment District No. 8 (Interstate Industrial Park / Dura Tech)

### Tax Increment Projection Worksheet

Type of District	Ind (Pre 10-1-04)
Actual Creation Date	7/10/1997
Valuation Date	Jan. 1, 1997
Maximum Life (In Years)	23
Expenditure Period (In Years)	18
Revenue Periods/Final Rev Year	23   2021
End of Expenditure Period	7/10/2015
Latest Termination Date	7/10/2020
Eligible for Extension/No. of Years	No   0
Eligible Recipient District	No

Actual Base Value	3,689,000
Pre-Amendment Base Value (Actual)	N/A
Property Appreciation Factor	0.00%
Current Tax Rate (Per \$1,000 EV)	\$28.40
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	2015	0	2016	0	3,750,600	2017	28.40	106,533
2	2016	0	2017	0	4,865,100	2018	28.40	138,190
3	2017	0	2018	0	4,865,100	2019	28.40	138,190
4	2018	0	2019	0	4,865,100	2020	28.40	138,190
5	2019	0	2020	0	4,865,100	2021	28.40	138,190
		0		0				

Future Value of Increment 659,292



## TID 8 – Important Considerations

- Project plan amendment in 2006 to allow sharing of increment with TID 6
  - Sharing of increment can continue until the maximum life of TID 8
- Donor to TID 6
- District terminated and value increment returned to general tax rolls for taxes payable 2019



# TID 8 – Projected Cash Flow

**As of Dec. 31, 2016:**

**Tax Increment District No. 8 (Interstate Industrial Park / Dura Tech)**  
**Cash Flow Pro Forma**

**Cash and Investments: \$106,021 (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	Other Revenue	Total Revenues (D)	Debt Service Transfers	Allocation to TID 6	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G) (2013 = A)	Future Debt Service (2013 = B)	
2017	106,533	0		106,533		106,000		500	106,500	33	106,054	0	2017
2018	138,190	0		138,190		243,744		500	244,244	(106,054)	0	0	2018
2019	0	0		0				0	0	0	0	0	2019
2020	0	0		0				0	0	0	0	0	2020
2021	0	0		0				0	0	0	0	0	2021
<b>Total</b>	<b>244,723</b>	<b>0</b>	<b>0</b>	<b>244,723</b>	<b>0</b>	<b>349,744</b>	<b>0</b>	<b>1,000</b>	<b>350,744</b>				

**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): 0**



## TID 8 - Comments

**TID #8** was created to assist DuraTech, a local manufacturer with a building expansion/job creation project, as well as redevelop a vacant 8-acre site. Both redevelopment projects have been completed. This TID has produced an increment value of \$3,750,600 since its inception. The proceeds from this TID are being used to assist with debt retirement in TID 6.



# TID 9

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

### 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

Ind (Pre 10-1-04)
6/10/1999
Jan. 1, 1999
23
18
23   2023
6/10/2017
6/10/2022
No   0
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)

1,442,900
N/A
0.00%
\$26.39
0.00%
0.00%
0.00%

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

N/A
N/A

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2015	0	2016	0	17,083,400	2017	26.39	450,759
2	2016	0	2017	0	19,434,800	2018	26.39	512,802
3	2017	0	2018	0	19,434,800	2019	26.39	512,802
4	2018	0	2019	0	19,434,800	2020	26.39	512,802
5	2019	0	2020	0	19,434,800	2021	26.39	512,802
6	2020	0	2021	0	19,434,800	2022	26.39	512,802
7	2021	0	2022	0	19,434,800	2023	26.39	512,802
		0		0				

Future Value of Increment

3,527,573
-----------



## TID 9 – Important Considerations

- TID No. 9 is within the boundaries of the Onalaska School District
  - Only TID in the City in a different overlapping taxing jurisdiction
- Project plan amendment in 2015



# TID 9 – Projected Cash Flow

**As of Dec. 31, 2016:**

**Tax Increment District No. 9 (International Business Park)  
Cash Flow Pro Forma**

**Cash and Investments: \$3,007,731 (A)**

**Future Debt Service Requirements: \$314,991 (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	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G) (2013 = A)	Future Debt Service (2013 = B)	
2017	450,759	0		<b>450,759</b>	312,898	3,759,583	500	<b>4,072,981</b>	(3,622,222)	(614,491)	2,093	2017
2018	512,802	0		<b>512,802</b>	2,093		500	<b>2,593</b>	510,209	(104,281)	0	2018
2019	512,802	0		<b>512,802</b>			500	<b>500</b>	512,302	408,021	0	2019
2020	512,802	0		<b>512,802</b>			500	<b>500</b>	512,302	920,323	0	2020
2021	512,802	0		<b>512,802</b>			500	<b>500</b>	512,302	1,432,626	0	2021
2022	512,802	0		<b>512,802</b>			500	<b>500</b>	512,302	1,944,928	0	2022
2023	512,802	0		<b>512,802</b>			500	<b>500</b>	512,302	<b>2,457,230</b>	0	2023
<b>Total</b>	<b>3,527,573</b>	<b>0</b>	<b>0</b>	<b>3,527,573</b>	<b>314,991</b>	<b>3,759,583</b>		<b>4,078,074</b>	(550,501)			

**Final Balance (G - C): 2,457,230**

**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 - Comments

**TID #9** was created for the purpose of providing infrastructure for the International Business Park located north of I-90 and south of Highway 16. TID 9 has produced an increment value of \$17,083,400 since 1999, and this TID is operating with a substantial surplus which will allow the City to carry out necessary public infrastructure projects in upcoming years. The City began planning for park and walking trail amenities in the fall of 2006 and implementation began in 2012. Streetscaping plans have included sidewalks along Berlin Drive and Luoyang Avenue, and tree plantings along various trails. The trails will connect to the City of Onalaska trails, and eventually to the La Crosse River Valley Marsh trails and the La Crosse River State Trail, providing an amenity to the businesses and employees as well as connections from La Crosse to Onalaska. The La Crosse County landfill is the easterly neighbor to this site and the future land use plan for the 80-acre landfill includes trails and recreational amenities that provide a connection to the International Business Park trails and will enhance the entire area. Nine businesses operate in the International Business Park, encompassing 38.2 acres. Eight lots are now available for development on 15.1 acres. DeBoer Pest Control was the most recent builder in 2016, relocating their business from the City of Onalaska. The City has completed a stormwater management project for the site which will make it easier for individual lot purchasers to comply with new stormwater regulations. The City is undertaking three new projects in TID 9, with the expenditure period coming to a close in 2017. These projects include the purchase of a large 23.6 acre shovel-ready industrial site adjacent to the City's business park, the development of a frontage road and utilities serving this land and new industrial park signage.



# TID 10

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

### Tax Increment Projection Worksheet

Type of District	Blighted Area	Actual Base Value	2,540,100
Actual Creation Date	6/12/2003	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2003	Property Appreciation Factor	0.00%
Maximum Life (In Years)	27	Current Tax Rate (Per \$1,000 EV)	\$28.40
Expenditure Period (In Years)	22	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	27   2031	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	6/12/2025	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	6/12/2030		
Eligible for Extension/No. of Years	Yes   4	Discount Rate 1 for NPV Calculation	N/A
Eligible Recipient District	Yes	Discount Rate 2 for NPV Calculation	N/A

Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
2015	0	2016	0	2,287,600	2017	28.40	64,978
2016	0	2017	0	2,056,000	2018	28.40	58,399
2017	0	2018	0	2,056,000	2019	28.40	58,399
2018	0	2019	0	2,056,000	2020	28.40	58,399
2019	0	2020	0	2,056,000	2021	28.40	58,399
2020	0	2021	0	2,056,000	2022	28.40	58,399
2021	0	2022	0	2,056,000	2023	28.40	58,399
2022	0	2023	0	2,056,000	2024	28.40	58,399
2023	0	2024	0	2,056,000	2025	28.40	58,399
2024	0	2025	0	2,056,000	2026	28.40	58,399
2025	0	2026	0	2,056,000	2027	28.40	58,399
2026	0	2027	0	2,056,000	2028	28.40	58,399
2027	0	2028	0	2,056,000	2029	28.40	58,399
2028	0	2029	0	2,056,000	2030	28.40	58,399
2029	0	2030	0	2,056,000	2031	28.40	58,399
0		0					

Future Value of Increment 882,567



## 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 by each respective entity
  - Re-determined annually based on actual expenditures



# TID 10 – Projected Cash Flow

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

**As of Dec. 31, 2016:**

**Cash and Investments: \$102,305 (A)**

**Future Debt Service Requirements: \$232,901 (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) (2013 = A)	Future Deb Service (2013 = B)	
							55.77%							
2017	64,978	0			64,978	106,000	36,238		500	142,738	(77,760)	24,545	106,000	2017
2018	58,399	0			58,399	6,000	32,569		500	39,069	19,330	43,875	100,000	2018
2019	58,399	0			58,399	6,000	32,569		500	39,069	19,330	63,206	94,000	2019
2020	58,399	0			58,399	6,000	32,569		500	39,069	19,330	82,536	88,000	2020
2021	58,399	0			58,399	6,000	32,569		500	39,069	19,330	101,867	82,000	2021
2022	58,399	0			58,399	6,000	32,569		500	39,069	19,330	121,197	76,000	2022
2023	58,399	0			58,399	6,000	32,569		500	39,069	19,330	140,528	70,000	2023
2024	58,399	0			58,399	6,000	32,569		500	39,069	19,330	159,858	64,000	2024
2025	58,399	0			58,399	6,000	32,569		500	39,069	19,330	179,188	58,000	2025
2026	58,399	0			58,399	6,000	32,569		500	39,069	19,330	198,519	52,000	2026
2027	58,399	0			58,399	6,000	32,569		500	39,069	19,330	217,849	46,000	2027
2028	58,399	0			58,399	6,000	32,569		500	39,069	19,330	237,180	40,000	2028
2029	58,399	0			58,399	6,000	32,569		500	39,069	19,330	256,510	34,000	2029
2030	58,399	0			58,399	34,000	32,569		500	67,069	(8,670)	247,840	0	2030
2031	58,399	0			58,399		32,569		500	33,069	25,330	273,171	0	2031
<b>Total</b>	<b>765,769</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>882,567</b>	<b>178,000</b>	<b>427,064</b>	<b>0</b>	<b>7,500</b>	<b>611,564</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): (18,303)**



## TID 10 - Comments

**TID #10** is a joint project between the City and La Crosse County as a means to redevelop the former Holiday Inn (Park Plaza Area). This TID has resulted in an increase in value of \$2,287,600 since its inception in June 2003. The City and the County retained a real estate marketing firm to assist in recruiting a developer that will return the property to the highest and best re-use of the site. The site, containing over 12 acres and located adjacent to the City's Pettibone Park along the Mississippi River, has great long-term redevelopment potential. TID dollars have been allocated for retrofitting storm/sewer connections throughout the site. The City decommissioned a package sewer treatment plant in 2014 as the area now has water and sewer connections from the "mainland". The County sold its parcel on this site in December 2014 for redevelopment, and preliminary redevelopment plans have been approved by the City for another parcel in this TID. Developers are currently in the construction document phase for the first phase of a 26 unit condominium development that will see over \$10 M in new investment within the TID.



# TID 11

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

Type of District	Blighted Area	Actual Base Value	124,484,000
Actual Creation Date	10/12/2004	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2005	Property Appreciation Factor	0.00%
Maximum Life (In Years)	27	Current Tax Rate (Per \$1,000 EV)	\$28.40
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		
Eligible for Extension/No. of Years	Yes   3	Discount Rate 1 for NPV Calculation	N/A
Eligible Recipient District	Yes	Discount Rate 2 for NPV Calculation	N/A

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2015	0	2016	0	117,036,000	2017	28.40	3,324,327
2	2016	0	2017	0	146,446,600	2018	28.40	4,159,715
3	2017	0	2018	0	146,446,600	2019	28.40	4,159,715
4	2018	0	2019	0	146,446,600	2020	28.40	4,159,715
5	2019	0	2020	0	146,446,600	2021	28.40	4,159,715
6	2020	0	2021	0	146,446,600	2022	28.40	4,159,715
7	2021	0	2022	0	146,446,600	2023	28.40	4,159,715
8	2022	0	2023	0	146,446,600	2024	28.40	4,159,715
9	2023	0	2024	0	146,446,600	2025	28.40	4,159,715
10	2024	0	2025	0	146,446,600	2026	28.40	4,159,715
11	2025	0	2026	0	146,446,600	2027	28.40	4,159,715
12	2026	0	2027	0	146,446,600	2028	28.40	4,159,715
13	2027	0	2028	0	146,446,600	2029	28.40	4,159,715
14	2028	0	2029	0	146,446,600	2030	28.40	4,159,715
15	2029	0	2030	0	146,446,600	2031	28.40	4,159,715
16	2030	0	2031	0	146,446,600	2032	28.40	4,159,715
		0		0				

Future Value of Increment **65,720,046**



## TID 11 – Important Considerations

- Overlays all of TID 5 and 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 2014



# TID 11 – Projected Cash Flow

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

As of Dec. 31, 2016:

Cash and Investments: \$2,496,723 (A)  
Future Debt Service Requirements: \$30,118,876 (B)  
Advances from Other Funds (General Fund): \$3,679,565 (C)

Year	Revenues					Expenditures						Balances			Year
	Tax Increments	Minimum Tax Payments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	DA Payments - Value	DA Payments - Lump Sum	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G) (2013 = A)	Future Debt Service (2013 = B)	
2017	3,324,327		0		3,324,327	2,687,000	529,604		150,000	500	3,367,104	(42,777)	2,453,946	27,431,876	2017
2018	4,159,715		0		4,159,715	2,500,000				500	2,500,500	1,659,215	4,113,160	24,931,876	2018
2019	4,159,715		0		4,159,715	2,051,041				500	2,051,541	2,108,174	6,221,334	22,880,835	2019
2020	4,159,715		0		4,159,715	2,311,117				500	2,311,617	1,848,098	8,069,432	20,569,718	2020
2021	4,159,715		0		4,159,715	1,418,438				500	1,418,938	2,740,777	10,810,208	19,151,280	2021
2022	4,159,715		0		4,159,715	1,912,062				500	1,912,562	2,247,153	13,057,361	17,239,218	2022
2023	4,159,715		0		4,159,715	1,919,101				500	1,919,601	2,240,114	15,297,474	15,320,117	2023
2024	4,159,715		0		4,159,715	1,802,006				500	1,802,506	2,357,209	17,654,683	13,518,111	2024
2025	4,159,715		0		4,159,715	2,250,838				500	2,251,338	1,908,377	19,563,060	11,267,273	2025
2026	4,159,715		0		4,159,715	2,400,895				500	2,401,395	1,758,320	21,321,379	8,866,378	2026
2027	4,159,715		0		4,159,715	2,438,929				500	2,439,429	1,720,286	23,041,665	6,427,449	2027
2028	4,159,715		0		4,159,715	2,460,000				500	2,460,500	1,699,215	24,740,880	3,967,449	2028
2029	4,159,715		0		4,159,715	2,369,500				500	2,370,000	1,789,715	26,530,594	1,597,949	2029
2030	4,159,715		0		4,159,715	1,597,949				500	1,598,449	2,561,266	29,091,860	0	2030
2031	4,159,715		0		4,159,715					500	500	4,159,215	33,251,074	0	2031
2032	4,159,715		0		4,159,715					500	500	4,159,215	37,410,289	0	2032
<b>Total</b>	<b>65,720,046</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>65,720,046</b>	<b>30,118,876</b>	<b>529,604</b>	<b>0</b>	<b>150,000</b>	<b>8,000</b>	<b>30,806,480</b>				

### 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): 33,730,724





## TID 11 - Comments

**TID #11** overlaps TID 5 and TID 6 and was created to stimulate redevelopment in the area near the Mississippi River Bridge where U.S. Highways 14/61 enters downtown. TID 11 was created in 2004 and was amended in 2005, 2007, and 2014. TID 11 has produced \$117,036,000 in tax increment since inception. The City has completed several redevelopment projects including the Riverside Center I, II, and III office buildings; and two restaurants, which have a combined estimated tax value of \$44.5 million. Other redevelopment projects include the extension of the Riverwalk, a boat landing for excursion boats, the \$1.5 million historic renovation of the Rodolf building at the corner of 3rd and Main Streets, and a 300 car space addition to the Civic Center Parking ramp, (a City-owned parking structure). The City's \$32 million Transit Center, known as Grand River Station, started construction in July of 2008 and opened in August of 2010. The mixed-use project includes retail, parking, 20 market rate apartments (convertible to condominiums in the future), 70 units of affordable housing, and the transit center. All of the apartment units are occupied, reflecting an increased interest in downtown residential living, and the retail space was fully leased out in 2014. This project was funded by the City, the developer, and the Wisconsin Housing and Economic Development Authority (WHEDA). In 2014, the City amended the boundary of TID 11 and leveraged \$25,000,000 in developer equity to redevelop the former Funke Candy Company into a historic boutique hotel, which opened in September 2015. The Charmant Hotel was the site of recent presidential election visits and is a beautiful new destination in the City. Additional recent development in TID 11 includes the 100+ room, \$8M Hilton Home2 Suites along with a multi-million dollar expansion of the Riverside Center Parking structure.



# TID 12

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

Type of District	Blighted Area	Actual Base Value	19,363,800
Actual Creation Date	7/14/2005	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2005	Property Appreciation Factor	0.00%
Maximum Life (In Years)	27	Current Tax Rate (Per \$1,000 EV)	\$28.40
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		
Eligible for Extension/No. of Years	Yes   3	Discount Rate 1 for NPV Calculation	N/A
Eligible Recipient District	Yes	Discount Rate 2 for NPV Calculation	N/A

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2015	0	2016	0	20,430,700	2017	28.40	580,320
2	2016	0	2017	0	25,210,100	2018	28.40	716,075
3	2017	0	2018	0	25,210,100	2019	28.40	716,075
4	2018	0	2019	0	25,210,100	2020	28.40	716,075
5	2019	0	2020	0	25,210,100	2021	28.40	716,075
6	2020	0	2021	0	25,210,100	2022	28.40	716,075
7	2021	0	2022	0	25,210,100	2023	28.40	716,075
8	2022	0	2023	0	25,210,100	2024	28.40	716,075
9	2023	0	2024	0	25,210,100	2025	28.40	716,075
10	2024	0	2025	0	25,210,100	2026	28.40	716,075
11	2025	0	2026	0	25,210,100	2027	28.40	716,075
12	2026	0	2027	0	25,210,100	2028	28.40	716,075
13	2027	0	2028	0	25,210,100	2029	28.40	716,075
14	2028	0	2029	0	25,210,100	2030	28.40	716,075
15	2029	0	2030	0	25,210,100	2031	28.40	716,075
16	2030	0	2031	0	25,210,100	2032	28.40	716,075
17	2031	0	2032	0	25,210,100	2033	28.40	716,075
		0			0			

Future Value of Increment **12,037,528**



## TID 12 – Important Considerations

- Boundary and project plan amendment in 2008
- Boundary and project plan amendment in 2010



# TID 12 – Projected Cash Flow

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

As of Dec. 31, 2016:  
**Cash and Investments: \$350,990 (A)**  
**Future Debt Service Requirements: \$7,211,698 (B)**  
**Advances from Other Funds (General Fund): \$354,986 (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) (2013 = A)	Future Debt Service (2013 = B)	
2017	580,320	0		580,320	600,000		500	600,500	(20,180)	330,810	6,611,698	2017
2018	716,075	0		716,075	600,000		500	600,500	115,575	446,385	6,011,698	2018
2019	716,075	0		716,075	600,000		500	600,500	115,575	561,961	5,411,698	2019
2020	716,075	0		716,075	600,000		500	600,500	115,575	677,536	4,811,698	2020
2021	716,075	0		716,075	400,000		500	400,500	315,575	993,112	4,411,698	2021
2022	716,075	0		716,075	485,000		500	485,500	230,575	1,223,687	3,926,698	2022
2023	716,075	0		716,075	485,000		500	485,500	230,575	1,454,263	3,441,698	2023
2024	716,075	0		716,075	485,000		500	485,500	230,575	1,684,838	2,956,698	2024
2025	716,075	0		716,075	600,000		500	600,500	115,575	1,800,414	2,356,698	2025
2026	716,075	0		716,075	600,000		500	600,500	115,575	1,915,989	1,756,698	2026
2027	716,075	0		716,075	600,000		500	600,500	115,575	2,031,565	1,156,698	2027
2028	716,075	0		716,075	620,000		500	620,500	95,575	2,127,140	536,698	2028
2029	716,075	0		716,075	525,000		500	525,500	190,575	2,317,716	11,698	2029
2030	716,075	0		716,075	11,698		500	12,198	703,877	3,021,593	0	2030
2031	716,075	0		716,075			500	500	715,575	3,737,169	0	2031
2032	716,075	0		716,075			500	500	715,575	4,452,744	0	2032
2033	716,075	0		716,075			500	500	715,575	5,168,320	0	2033
<b>Total</b>	<b>12,037,528</b>	<b>0</b>	<b>0</b>	<b>12,037,528</b>	<b>7,211,698</b>	<b>0</b>	<b>8,500</b>	<b>7,220,198</b>				

**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): 4,813,334**



## TID 12 - Comments

**TID #12** is known as the Three Rivers Plaza TID. It was created in late 2005 to stimulate the redevelopment of a 20-acre site (located in the floodplain) that once housed a mix of mini warehouses, a vacant used-car lot and building, a former lumber yard building and several other under-utilized buildings. The site was also used as an area of outdoor storage of wrecked autos, metal, and lumber. The area was removed from the floodplain and the first two phases of redevelopment are complete. The increment value for this TID is \$20,430,700. This redevelopment includes a 60K sf grocery store, 20K sf strip commercial center, 44 condominiums, a 30K sf office building, a Candlewood Suites Hotel, removal of an intrusive billboard, and the renovation of the former Standard Oil building as an office building. This project also included raising the site out of the floodplain and provided a new level of flood protection. The City completed a bicycle pedestrian trail from the development site to the north, which connects the north side neighborhoods to this mixed use center (the City received a DNR Trail Grant for this purpose in 2010). The City contributed over \$6 million in the form of a TIF Grant (via a Developer's Agreement) and \$750,000 of public improvements to the street system including streetscaping. The City also leveraged an \$183,600 State trail grant in 2011 that will connect the waterfront of the Mobil Oil site to the La Crosse River Trail, Riverside Park, and the greater downtown area. The City amended the boundary of this TID to include a 65-acre waterfront redevelopment site located directly north of historic downtown La Crosse, coined Riverside North. In 2013, the City obtained a \$250,000 DNR Remediation Clean-Up Grant, matched with \$396,000 in TID funds, to prepare the site for redevelopment. In 2014, the City produced a Master Redevelopment Plan for Riverside North, where over 500 housing units are now planned for this site, to be developed over the next ten years. In 2016 the Planning and Development department began interviewing potential developers of this site and also acquiring the necessary 100,000 cubic yards of fill to raise Riverside North out of the floodplain. The City's Redevelopment Authority is currently interviewing a field of 7 Master Developers for the 2018 redevelopment of the 35 acre Riverside North development. Over 400,000cy of clean fill have been committed for use on the project and the City has received significant interest in housing and office development of the remarkable site.



# TID 13

## Tax Increment District No. 13 (Kwik Trip) 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
5/11/2006
Jan. 1, 2006
20
15
19   2026
5/11/2021
5/11/2026
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

48,356,400
N/A
0.00%
\$28.40
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	2015	0	2016	0	45,977,500	2017	28.40	1,305,959
2	2016	0	2017	0	46,497,500	2018	28.40	1,320,729
3	2017	0	2018	0	46,497,500	2019	28.40	1,320,729
4	2018	0	2019	0	46,497,500	2020	28.40	1,320,729
5	2019	0	2020	0	46,497,500	2021	28.40	1,320,729
6	2020	0	2021	0	46,497,500	2022	28.40	1,320,729
7	2021	0	2022	0	46,497,500	2023	28.40	1,320,729
8	2022	0	2023	0	46,497,500	2024	28.40	1,320,729
9	2023	0	2024	0	46,497,500	2025	28.40	1,320,729
10	2024	0	2025	0	46,497,500	2026	28.40	1,320,729
		0			0			

Future Value of Increment

13,192,524



## 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



# TID 13 – Projected Cash Flow

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

**As of Dec. 31, 2016:**

Cash and Investments: **\$740,288 (A)**  
 Future Debt Service Requirements: **\$2,003,066 (B)**  
 Advances from Other Funds (General Fund): **\$655,746 (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 - Dairy	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G) (2013 = A)	Future Debt Service (2013 = B)	
2017	1,305,959	0				1,305,959	1,075,000		300,000	500	1,375,500	(69,541)	809,829	928,066	2017
2018	1,320,729	0				1,320,729	750,000			500	750,500	570,229	1,380,058	178,066	2018
2019	1,320,729	0				1,320,729	146,904			500	147,404	1,173,325	2,553,384	31,162	2019
2020	1,320,729	0				1,320,729	31,162			500	31,662	1,289,067	3,842,451	0	2020
2021	1,320,729	0				1,320,729				500	500	1,320,229	5,162,680	0	2021
2022	1,320,729	0				1,320,729				500	500	1,320,229	6,482,910	0	2022
2023	1,320,729	0				1,320,729				500	500	1,320,229	7,803,139	0	2023
2024	1,320,729	0				1,320,729				500	500	1,320,229	9,123,369	0	2024
2025	1,320,729	0				1,320,729				500	500	1,320,229	10,443,598	0	2025
2026	1,320,729	0				1,320,729				500	500	1,320,229	11,763,827	0	2026
Total	13,192,524	0	0	0	0	13,192,524	2,003,066	0	300,000		2,308,066				

**NOTES:**

1. Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
2. Debt Service Transfers reduce Future Debt Service Requirements
3. 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

**Final Balance (G - C): 11,108,081**





## TID 13 - Comments

**TID #13** was created in 2006 for Kwik Trip to expand its commissary and added over 100 employees. The TID has generated \$45,977,500 since inception. The project involved vacating a street and constructing a new street with the aid of a Wisconsin Department of Transportation Economic Assistance (TEA) Grant for \$400,000. The project area also includes a residential project valued at approximately \$5 million. This TID is a “mixed-use TIF” under Wisconsin’s revised TIF statutes. Kwik Trip has acquired other properties in the area for future expansion projects. In 2012, Kwik Trip finished an ice cream plant that produces three times as much ice cream as before. An alternative fueling station was finished in 2012, and by amending TID 13 in 2012, other expansions to Kwik Trip’s dairy, warehouse, and bakery are estimated to add \$32 million of increment value by 2017. In 2013, the TID allocated \$450,000 to acquire contaminated property (Desmond’s Formal Wear and the Al Miller property) for an \$11 million dollar expansion of the bakery freezer for Kwik Trip. The City received a \$250,000 loan from the Department of Natural Resources to remediate the contaminated soil from the dry cleaning operation of Desmond’s Formal Wear. Kwik Trip also completed a 6K sf clinic for their employees in 2013, with an estimated value of over \$1 million. The City of La Crosse also gave a \$300,000 pay-as-you-go TIF grant to Gorman & Company to complete a 32-unit rehabilitation of the historic Roosevelt Elementary school to create affordable housing in the City which is underway. Two other significant projects are in the planning stages in TID 13, a \$4M expansion for DuraTech which will add as many as 200 employees and a \$200M+ expansion and improvement plan to Kwik Trip’s campus.



# TID 14

## Tax Increment District No. 14 (Gundersen Lutheran) 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
8/24/2006
Jan. 1, 2006
20
15
20   2027
8/24/2021
8/24/2026
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

57,869,800
N/A
0.00%
\$28.40
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	2015	0	2016	0	42,381,000	2017	28.40	1,203,803
2	2016	0	2017	0	51,740,800	2018	28.40	1,469,662
3	2017	0	2018	0	51,740,800	2019	28.40	1,469,662
4	2018	0	2019	0	51,740,800	2020	28.40	1,469,662
5	2019	0	2020	0	51,740,800	2021	28.40	1,469,662
6	2020	0	2021	0	51,740,800	2022	28.40	1,469,662
7	2021	0	2022	0	51,740,800	2023	28.40	1,469,662
8	2022	0	2023	0	51,740,800	2024	28.40	1,469,662
9	2023	0	2024	0	51,740,800	2025	28.40	1,469,662
10	2024	0	2025	0	51,740,800	2026	28.40	1,469,662
11	2025	0	2026	0	51,740,800	2027	28.40	1,469,662
		0			0			

Future Value of Increment

15,900,420



## TID 14 – Important Considerations

- Project plan amendment in 2012
- Development agreement with Gundersen Lutheran
  - Agreement is complex and 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



# TID 14 – Projected Cash Flow

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

**As of Dec. 31, 2016:**  
Cash and Investments: \$6,873,469 (A)  
Future Debt Service Requirements: \$425,823 (B)  
Advances from Other Funds (General Fund): \$250,000 (C)  
Reinvestment Contribution Fund Balance: \$220,673 (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 - Base	DA Payments #2	DA Payments #3	Other Exp. #1	Reinvested Contrib. Expenses (F)	Admin	Total Expenses (G)	Annual (F) (E - G)	Cumulative (H) (2016 = A)	Future Debt Service (2016 = B)	Reinvest. Contrib. (= F)	Outlays (I)	Ending Balance	
2017	1,203,803	800,000	347,314		2,351,117	425,000	1,044,774				263,509	500	1,733,783	617,334	7,490,803	823	263,509	0	484,181	2017
2018	1,469,662	720,000			2,189,662	823	1,000,000				250,000	500	1,251,323	938,339	8,429,142	0	250,000	0	734,181	2018
2019	1,469,662	648,000			2,117,662		1,000,000				250,000	500	1,250,500	867,162	9,296,304	0	250,000	0	984,181	2019
2020	1,469,662	583,200			2,052,862		1,000,000				250,000	500	1,250,500	802,362	10,098,665	0	250,000	0	1,234,181	2020
2021	1,469,662	524,880			1,994,542		1,000,000				250,000	500	1,250,500	744,042	10,842,707	0	250,000	0	1,484,181	2021
2022	1,469,662	472,392			1,942,054		1,000,000				250,000	500	1,250,500	691,554	11,534,261	0	250,000	0	1,734,181	2022
2023	1,469,662	425,153			1,894,815		1,000,000				250,000	500	1,250,500	644,315	12,178,575	0	250,000	0	1,984,181	2023
2024	1,469,662	382,638			1,852,299		1,000,000				250,000	500	1,250,500	601,799	12,780,375	0	250,000	0	2,234,181	2024
2025	1,469,662	344,374			1,814,035		1,000,000				250,000	500	1,250,500	563,535	13,343,910	0	250,000	0	2,484,181	2025
2026	1,469,662	309,936			1,779,598		1,000,000				250,000	500	1,250,500	529,098	13,873,008	0	250,000	0	2,734,181	2026
2027	1,469,662	278,943			1,748,604		1,000,000				250,000	500	1,250,500	498,104	14,371,113	0	250,000	0	2,984,181	2027
<b>Total</b>	<b>15,900,420</b>	<b>5,489,515</b>	<b>347,314</b>	<b>0</b>	<b>21,737,250</b>	<b>425,823</b>	<b>11,044,774</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,763,509</b>	<b>5,500</b>	<b>14,239,606</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. Exempt computer aids estimated - reduced by 10% annually
4. GL Development Agreement "Contribution" payments and "Reinvestment Contribution" payments are estimated
5. Reinvestment Contribution balance is to be spent on specific projects during remainder of TID expenditure period

**Final Balance (G - C): 14,121,113**



# TID 14 - Comments

**TID #14** was created in 2006 and it includes the Gundersen Health System Campus as well as a portion of the Powell-Poage Park, Hamilton School Neighborhood. The TID has generated \$42,381,000 since its inception. This TID is also a mixed-use TID and has assisted Gundersen Health System in the construction of a parking ramp (which is being funded via a reverse TIF mechanism), and clinic improvements. Because of the drop in value, the payments to Gundersen will have a commensurate drop. In 2013, Gundersen completed a new psychiatric facility along with a new parking ramp and, in 2014, opened a new six-story hospital including a medical and oncology unit, surgical and digestive care unit, obstetrics unit, neonatal ICU, pediatric ICU, pediatrics unit, neuroscience unit, orthopedics unit, medical specialist unit, satellite rehab gym, critical care unit, patient and visitor terrace, employee terrace, pre-op/post-op, post anesthesia care unit, operating rooms, imaging services, lobby bistro, gift shop, healing garden, information desk and library. For the neighborhood, this bold TID is intended to replace 100 homes with newly constructed homes over the life of the TID. The City has 20 homes that have been purchased, demoed, or under construction. The City is also partnering with an innovative program called La Crosse Promise whereby the City clears the lot and then a family or developer builds on the lot and is then eligible for a college scholarship. Several alleys have been paved as a result of TID 14, and a neighborhood tennis/basketball facility received lighting and other park improvements including major upgrades to the indoor ice arena. The paint and fix-up program was implemented in 2013 to assist with small-scale exterior improvement projects. The City also collaborated with Gundersen Health System and Habitat for Humanity to construct homes on vacant City land. In 2011, a tornado passed through La Crosse hitting the TID especially hard. In 2013, Bentz Chiropractic completed an infill development of the 4th and Jackson site for a new office building. The TID was amended in 2012 to add several new projects to the TID Project Plan without changing the TID boundary. Another TID Plan amendment occurred in 2014 to update the TID Project Plan as a result of a Joint City/Gundersen/Neighborhood Planning effort. Improvements have been a major makeover of Poage Park, the Green Island Ice Arena, Little Houska Park, the 7th St Boat Landing, the Southside Neighborhood Center, the VIP Trail, and Bluff Slough/Swift Creek, as well as the creation of a Joint Community Development Corporation. MetroPlains completed a historic rehab of an Armory building to create 26 Low-Income Housing Tax Credit Units. The Joint Development Corporation, a partnership between the City of La Crosse and Gundersen Health System, under the TID, is negotiating for the purchase of several properties to create a catalyst project in 2017-2018, to create mixed use space, including apartments and a grocery store. This catalyst site acquisition is now nearing completion and the JDC is negotiating with several interested grocers. Additionally, the City invested \$1.2M in the central neighborhood park; George Poage Park, which is named after the first medal winning African American Olympian who resided in La Crosse in the early 20<sup>th</sup> century. In 2016, the Wisconsin Economic Development Association awarded the City with the Community Economic Development award for the work done in this neighborhood. The City also continues to leverage TIF funds with CDBG and other funding to replace and rehab homes in this neighborhood area, which has resulted in over 20 acquired lots and 13 new homes built by the City.



# TID 15

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

Type of District	Mixed Use	Actual Base Value	
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)	\$28.40
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		
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	2015	0	2016	0	23,082,300	2017	28.40	655,637
2	2016	0	2017	0	29,165,600	2018	28.40	828,429
3	2017	0	2018	0	29,165,600	2019	28.40	828,429
4	2018	0	2019	0	29,165,600	2020	28.40	828,429
5	2019	0	2020	0	29,165,600	2021	28.40	828,429
6	2020	0	2021	0	29,165,600	2022	28.40	828,429
7	2021	0	2022	0	29,165,600	2023	28.40	828,429
8	2022	0	2023	0	29,165,600	2024	28.40	828,429
9	2023	0	2024	0	29,165,600	2025	28.40	828,429
10	2024	0	2025	0	29,165,600	2026	28.40	828,429
11	2025	0	2026	0	29,165,600	2027	28.40	828,429
12	2026	0	2027	0	29,165,600	2028	28.40	828,429
13	2027	0	2028	0	29,165,600	2029	28.40	828,429
14	2028	0	2029	0	29,165,600	2030	28.40	828,429
15	2029	0	2030	0	29,165,600	2031	28.40	828,429
16	2030	0	2031	0	29,165,600	2032	28.40	828,429
17	2031	0	2032	0	29,165,600	2033	28.40	828,429
18	2032	0	2033	0	29,165,600	2034	28.40	828,429
		0		0				
						Future Value of Increment		14,738,925



## 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



# TID 15 – Projected Cash Flow

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

As of Dec. 31, 2016:

Cash and Investments: \$1,191,341 (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) (2016 = A)	Future Debt Service (2013 = B)	
2017	655,637	0				655,637		325,000	355,000		500	680,500	(24,863)	1,166,478	0	2017
2018	828,429	0				828,429		400,000	355,000		500	755,500	72,929	1,239,407	0	2018
2019	828,429	0				828,429			355,000		500	355,500	472,929	1,712,335	0	2019
2020	828,429	0				828,429			355,000		500	355,500	472,929	2,185,264	0	2020
2021	828,429	0				828,429			355,000		500	355,500	472,929	2,658,193	0	2021
2022	828,429	0				828,429			355,000		500	355,500	472,929	3,131,122	0	2022
2023	828,429	0				828,429			355,000		500	355,500	472,929	3,604,050	0	2023
2024	828,429	0				828,429			355,000		500	355,500	472,929	4,076,979	0	2024
2025	828,429	0				828,429			355,000		500	355,500	472,929	4,549,908	0	2025
2026	828,429	0				828,429			355,000		500	355,500	472,929	5,022,836	0	2026
2027	828,429	0				828,429			355,000		500	355,500	472,929	5,495,765	0	2027
2028	828,429	0				828,429			355,000		500	355,500	472,929	5,968,694	0	2028
2029	828,429	0				828,429			355,000		500	355,500	472,929	6,441,623	0	2029
2030	828,429	0				828,429			175,000		500	175,500	652,929	7,094,551	0	2030
2031	828,429	0				828,429					500	500	827,929	7,922,480	0	2031
2032	828,429	0				828,429					500	500	827,929	8,750,409	0	2032
2033	828,429	0				828,429					500	500	827,929	9,578,338	0	2033
2034	828,429	0				828,429					500	500	827,929	10,406,266	0	2034
<b>Total</b>	<b>14,738,925</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,738,925</b>	<b>0</b>	<b>725,000</b>	<b>4,790,000</b>	<b>0</b>	<b>9,000</b>	<b>5,524,000</b>				

NOTES:

Final Balance (G - C): 10,406,266

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 15 - Comments

**TID #15** was created in 2013 to leverage funds for the Chart Chemical, Inc. industrial expansion, estimated to bring an additional \$15,000,000 in new assessment value and create up to 100 new jobs. Trane/Ingersoll-Rand has also committed to expend a minimum of \$55,000,000 to rehabilitate their properties and modernize manufacturing equipment signaling the company's commitment to the City of La Crosse and its workforce. The Project Plan includes neighborhood revitalization initiatives intended to spur redevelopment projects in underutilized locations. The TID has generated \$23,082,300 since its inception.



# TID 16

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

Type of District	Mixed Use	Actual Base Value	
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)	\$28.40
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		
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	2015	0	2016	0	1,432,900	2017	28.40	40,701
2	2016	0	2017	0	5,199,000	2018	28.40	147,674
3	2017	2,000,000	2018	0	7,199,000	2019	28.40	204,483
4	2018	0	2019	0	7,199,000	2020	28.40	204,483
5	2019	0	2020	0	7,199,000	2021	28.40	204,483
6	2020	0	2021	0	7,199,000	2022	28.40	204,483
7	2021	0	2022	0	7,199,000	2023	28.40	204,483
8	2022	0	2023	0	7,199,000	2024	28.40	204,483
9	2023	0	2024	0	7,199,000	2025	28.40	204,483
10	2024	0	2025	0	7,199,000	2026	28.40	204,483
11	2025	0	2026	0	7,199,000	2027	28.40	204,483
12	2026	0	2027	0	7,199,000	2028	28.40	204,483
13	2027	0	2028	0	7,199,000	2029	28.40	204,483
14	2028	0	2029	0	7,199,000	2030	28.40	204,483
15	2029	0	2030	0	7,199,000	2031	28.40	204,483
16	2030	0	2031	0	7,199,000	2032	28.40	204,483
17	2031	0	2032	0	7,199,000	2033	28.40	204,483
18	2032	0	2033	0	7,199,000	2034	28.40	204,483
19	2033	0	2034	0	7,199,000	2035	28.40	204,483
		2,000,000		0				

Future Value of Increment **2,437,683**



# TID 16 – Important Considerations

- Created 2014



# TID 16 – Projected Cash Flow

As of Dec. 31, 2016:

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

Cash and Investments: \$11,934 (A)

Future Debt Service Requirements: **\$125,000** (B)

Advances from Other Funds (General Fund): \$141,645 (C)

Year	Revenues				Expenditures				Balances			Year
	Tax Increments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	Other Exp. #1	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G) (2016 = A)	Future Debt Service (2016 = B)	
2017	40,701			40,701			500	500	40,201	52,135	125,000	2017
2018	147,674			147,674			500	500	147,174	199,309	125,000	2018
2019	204,483			204,483			500	500	203,983	403,291	125,000	2019
2020	204,483			204,483			500	500	203,983	607,274	125,000	2020
2021	204,483			204,483			500	500	203,983	811,256	125,000	2021
2022	204,483			204,483			500	500	203,983	1,015,239	125,000	2022
2023	204,483			204,483			500	500	203,983	1,219,222	125,000	2023
2024	204,483			204,483			500	500	203,983	1,423,204	125,000	2024
2025	204,483			204,483			500	500	203,983	1,627,187	125,000	2025
2026	204,483			204,483			500	500	203,983	1,831,170	125,000	2026
2027	204,483			204,483			500	500	203,983	2,035,152	125,000	2027
2028	204,483			204,483			500	500	203,983	2,239,135	125,000	2028
2029	204,483			204,483			500	500	203,983	2,443,117	125,000	2029
2030	204,483			204,483			500	500	203,983	2,647,100	125,000	2030
2031	204,483			204,483			500	500	203,983	2,851,083	125,000	2031
2032	204,483			204,483			500	500	203,983	3,055,065	125,000	2032
2033	204,483			204,483			500	500	203,983	3,259,048	125,000	2033
2034	204,483			204,483			500	500	203,983	3,463,031	125,000	2034
2035	204,483			204,483			500	500	203,983	3,667,013	125,000	2035
Total	3,664,579	0	0	3,664,579	0	0	9,500	9,500				

NOTES:

Tax increments (2019 and beyond) estimated based on anticipated future value

Final Balance (G - C): 3,525,368



## TID 16 - Comments

**TID #16** was created in 2014 to prepare a 12-acre redevelopment site located in the heart of the City's north side. This TID is located adjacent to Pearl Street Brewery and The Indian Hill Lofts, located in the former La Crosse Rubber Mills building. This TID is zoned Planned Development. The developer intends to construct a mixed-use transit-orientated development over the next several years. Through the support of the Wisconsin Department of Natural Resources Brownfield Funding Program, the site has been cleared of all the buildings and further site preparation projects were completed in 2015. Development throughout the City within the past five years includes these projects with a total value of \$785,680,800. The TID has generated \$1,432,900 since its inception. A recent \$500K pay-as-you-go TIF grant to the Fenigor Group LLC will be used for a \$3.5M investment by the developer who is redeveloping the historic La Crosse Rubber Mills into 65 urban apartments.



# TID 17

## Tax Increment District No. 17 (Downtown North)

### Tax Increment Projection Worksheet

Type of District	Mixed Use	Actual Base Value	
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)	\$28.40
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		
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	2015	0	2016	0	9,936,200	2017	28.40	282,231
2	2016	0	2017	0	32,963,200	2018	28.40	936,297
3	2017	0	2018	0	32,963,200	2019	28.40	936,297
4	2018	0	2019	0	32,963,200	2020	28.40	936,297
5	2019	0	2020	0	32,963,200	2021	28.40	936,297
6	2020	0	2021	0	32,963,200	2022	28.40	936,297
7	2021	0	2022	0	32,963,200	2023	28.40	936,297
8	2022	0	2023	0	32,963,200	2024	28.40	936,297
9	2023	0	2024	0	32,963,200	2025	28.40	936,297
10	2024	0	2025	0	32,963,200	2026	28.40	936,297
11	2025	0	2026	0	32,963,200	2027	28.40	936,297
12	2026	0	2027	0	32,963,200	2028	28.40	936,297
13	2027	0	2028	0	32,963,200	2029	28.40	936,297
14	2028	0	2029	0	32,963,200	2030	28.40	936,297
15	2029	0	2030	0	32,963,200	2031	28.40	936,297
16	2030	0	2031	0	32,963,200	2032	28.40	936,297
17	2031	0	2032	0	32,963,200	2033	28.40	936,297
18	2032	0	2033	0	32,963,200	2034	28.40	936,297
19	2033	0	2034	0	32,963,200	2035	28.40	936,297
20	2034	0	2035	0	32,963,200	2036	28.40	936,297
		0		0				

Future Value of Increment 18,071,873



# TID 17 – Important Considerations

- Created 2015



# TID 17 – Projected Cash Flow

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

**As of Dec. 31, 2016:**  
**Cash and Investments: \$0 (A)**  
**Future Debt Service Requirements: \$0 (B)**  
**Advances from Other Funds (General Fund): \$7,130 (C)**

Year	Revenues				Expenditures				Balances			Year
	Tax Increments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	Other Exp. #1	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G) (2016 = A)	Future Debt Service (2016 = B)	
2017	282,231			282,231			500	0	282,231	282,231	0	2017
2018	936,297			936,297			500	0	936,297	1,218,528	0	2018
2019	936,297			936,297			500	0	936,297	2,154,825	0	2019
2020	936,297			936,297			500	0	936,297	3,091,122	0	2020
2021	936,297			936,297			500	0	936,297	4,027,419	0	2021
2022	936,297			936,297			500	0	936,297	4,963,716	0	2022
2023	936,297			936,297			500	0	936,297	5,900,013	0	2023
2024	936,297			936,297			500	0	936,297	6,836,310	0	2024
2025	936,297			936,297			500	0	936,297	7,772,607	0	2025
2026	936,297			936,297			500	0	936,297	8,708,903	0	2026
2027	936,297			936,297			500	0	936,297	9,645,200	0	2027
2028	936,297			936,297			500	0	936,297	10,581,497	0	2028
2029	936,297			936,297			500	0	936,297	11,517,794	0	2029
2030	936,297			936,297			500	0	936,297	12,454,091	0	2030
2031	936,297			936,297			500	0	936,297	13,390,388	0	2031
2032	936,297			936,297			500	0	936,297	14,326,685	0	2032
2033	936,297			936,297			500	0	936,297	15,262,982	0	2033
2034	936,297			936,297			500	0	936,297	16,199,279	0	2034
2035	936,297			936,297			500	0	936,297	17,135,576	0	2035
2036	936,297			936,297			500	0	936,297	18,071,873	0	2036
<b>Total</b>	<b>18,071,873</b>	<b>0</b>	<b>0</b>	<b>18,071,873</b>	<b>0</b>	<b>0</b>	<b>10,000</b>	<b>0</b>				

NOTES:

**Final Balance (G - C): 18,064,743**





## TID 17 - Comments

**TID #17** was created in 2015 and is generally located on the north side of the City's downtown and has so far generated \$9,936,200. The goal of TID 17 is to assist with the redevelopment and revitalization of the downtown area through various projects. The primary impetus for TID 17 is the new construction of a parking structure in the north downtown area. Public parking has been identified as a primary need to complement existing and future commercial activities in and around the area, which is being immediately driven by the redevelopment of Lot C into the Belle Square apartment and office building, estimated assessed value of \$32 million. The City also projects that additional land improvements will be created as a result of new development, redevelopment, and appreciation in the value of existing properties through the use of this TID. TID 17 has recently seen substantial investment with the 70 million dollar, 6 story mixed use-Belle Square development, which includes 110K sf of office space, 93 luxury downtown apartments and 30K sf of retail space. The office space will house United Health Care and will add several thousand jobs in downtown La Crosse. The City is also using increment from TID 11 to construct a 600 car parking structure. Several new projects are in the planning stages in TID 17, including a \$10M, 4 story office structure called "The Chalmers" and a \$35M mixed, adaptive re-use of the La Crosse Plow building which spans two City blocks and will include retail, residential and interior parking.



# Summary and Recommendations

- City's TIDs are in strong/stable financial condition
  - All can support debt service requirements
  - All projected to recover 100% of costs, to date
- Closure of TIDs 5 & 8 will keep City under 12% TID value / Total EV
  - However, proximity to 12% will be limiting factor to creating any new TIDs or expanding boundaries
- City should continuously monitor TIDs for potential early closure
  - TID 9 will likely be first candidate (2018 or 2019)
  - TID 7 could be candidate in near future, depending on anticipated expenditures and future value





# EHlers

LEADERS IN PUBLIC FINANCE

**Brian Reilly**  
**Senior Financial Advisor**

651-697-8541

[breilly@ehlers-inc.com](mailto:breilly@ehlers-inc.com)

**Sean Lentz**  
**Senior Financial Advisor**

651-697-8509

[slentz@ehlers-inc.com](mailto:slentz@ehlers-inc.com)

