



La Crosse Redevelopment Authority

TID 18 – River Point District Financing Discussion
2022 Capital Improvements

November 18, 2021

Tax Increment District 18 - Recap

- April 2021 – RDA issues \$3MM interim bond to finance fill at River Point District
- Improvements to River Point District programmed for 2022
 - ✓ Causeway Blvd
 - ✓ Phase II infrastructure (Street “A” and related utilities)
- Phase III improvements programmed for 2023
 - ✓ Various portions can be phased over time
- Eligible donors to TID 18
 - ✓ TIDs 11, 13, 14, 15, 16, 17

TIDs 13 & 14

- Expenditures periods for both TIDs 13 & 14 expired in 2021
 - ✓ TID 13 financed \$4.235MM of projects in 2021 & fully repaid \$518,000 advance from City's Gen Fund
 - ✓ TID 14 paid cash for final capital costs
 - ✓ No new expenditures in either TID
 - ✓ Can continue to service any debt and development agreements
- TID 13 amended in 2021 to extend available revenue periods for additional 3 years (through 2030) = ~\$11MM+ in additional tax increment collection

TID 13 Forecast (current)

As of Dec. 31, 2020:

Tax Increment District No. 13 (Kwik Trip)

Cash and Investments: \$2,273,810 (A)

Cash Flow Pro Forma

Future Debt Service Requirements: \$66,749 (B)

Advances from Other Funds (General Fund): \$518,576 (C)

Year	Revenues						Expenditures								Balances			Year
	Tax Increments	Exempt Computer Aids	Minimum Tax Payments	Lease Payments	Other Revenue	Total Revenues (D)	Debt Service Transfers	2021 NAN \$4,235,000	DA Payments DuraTech	Floodplain Expenses	Transfers to TID 18	Advance Repayment	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2021	2,973,444	0	0	0	0	2,973,444	66,749		38,685	300,000	1,000,000	518,576	7,500	1,931,510	1,041,934	3,315,744	0	2021
2022	3,796,157	0	0	0	0	3,796,157	0	100,398	56,054				7,500	1,053,952	2,742,205	6,057,950	0	2022
2023	3,796,157	0	0	0	0	3,796,157	0	71,148	54,000	175,000			7,500	307,648	3,488,509	9,546,459	0	2023
2024	3,796,157	0	0	0	0	3,796,157	0	71,148		220,000			7,500	298,648	3,497,509	13,043,967	0	2024
2025	3,796,157	0	0	0	0	3,796,157	0	71,148		0			7,500	78,648	3,717,509	16,761,476	0	2025
2026	3,796,157	0	0	0	0	3,796,157	0	4,270,574		0			7,500	4,278,074	(481,917)	16,279,559	0	2026
2027	3,796,157	0	0	0	0	3,796,157	0			0			7,500	7,500	3,788,657	20,068,216	0	2027
2028	3,796,157	0	0	0	0	3,796,157	0			0			7,500	7,500	3,788,657	23,856,873	0	2028
2029	3,796,157	0	0	0	0	3,796,157	0			0			7,500	7,500	3,788,657	27,645,530	0	2029
2030	3,796,157	0	0	0	0	3,796,157	0			0			7,500	7,500	3,788,657	31,434,187	0	2030
Total	25,750,386	0	0	0	0	25,750,386	66,749	4,584,416	148,739	300,000	2,285,000	518,576	52,500	7,955,980				

Final Balance (G - C): 31,434,187

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

- Transfers to TID 18 forecast to meet current anticipated cash flow needs, excluding maturity of 2021 RBAN in 2026

✓ TID 18 capital costs for 2022 & beyond not considered

TID 14 Forecast (current)

As of Dec. 31, 2020:

Tax Increment District No. 14 (Gundersen Lutheran)

Cash and Investments: \$5,906,061 (A)

Cash Flow Pro Forma

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

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

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

Year	Revenues					Expenditures							Balances			Reinvestment Contribution			Year
	Tax Increments	Exempt Computer Aids	Minimum Tax Payments	Other Revenue	Total Revenues (E)	Debt Service Transfers	DA Payments Gundersen	DA Payments 2219 Lofts	Other Exp.	Transfers to TID 18	Admin	Total Expenses (G)	Annual (F) (E - G)	Cumulative (H)	Future Debt Service (I)	Reinvest. Contrib. (J = F)	Outlays (K)	Ending Balance (D + J - K)	
2021	1,440,486	180,000	0	0	1,620,486	25,823	2,147,306	12,238	350,000	0	7,500	2,542,867	(922,381)	4,983,680	0	0	0	970,673	2021
2022	1,726,880	162,000	0	0	1,888,880	0	1,073,653	15,000	0	0	7,500	1,096,153	792,727	5,776,407	0	0	0	970,673	2022
2023	1,726,880	145,800	0	0	1,872,680	0	1,100,494	15,000	0	0	7,500	1,122,994	749,686	6,526,093	0	0	0	970,673	2023
2024	1,726,880	131,220	0	0	1,858,100	0	1,128,006	15,000	0	0	7,500	1,150,506	707,594	7,233,686	0	0	0	970,673	2024
2025	1,726,880	118,098	0	0	1,844,978	0	1,156,207	15,000	0	0	7,500	1,178,707	666,271	7,899,957	0	0	0	970,673	2025
2026	1,726,880	106,288	0	0	1,833,168	0	1,185,112	15,000	0	0	7,500	1,207,612	625,556	8,525,513	0	0	0	970,673	2026
2027	1,726,880	95,659	0	0	1,822,539	0	1,214,739	15,000	0	0	7,500	1,237,239	585,300	9,110,813	0	0	0	970,673	2027
Total	11,801,765	939,066	0	0	12,740,830	25,823	9,005,517	102,238	350,000	0	52,500	9,536,078							

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

NOTES:

- Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
- Debt Service Transfers reduce Future Debt Service Requirements
- Exempt computer aids estimated - reduced by 10% annually
- GL Development Agreement "Contribution" payments and "Reinvestment Contribution" payments are estimated
- Reinvestment Contribution balance is to be spent on specific projects during remainder of TID expenditure period

- No present need for transfers to TID 18 to satisfy current expenditures

✓ Capital costs for 2022 & beyond not considered

Other Donor TIDs

- TIDs 11, 15, 16 & 17
 - ✓ All forecast to have available resources to assist with TID 18 projects (if and when needed)
 - ✓ All are still within expenditure periods
 - TID 11 2026
 - TID 15 2028
 - TID 16 2029
 - TID 17 2030
 - ✓ Periodically review with City staff for opportunities to apply cash balances through transfer to TID 18

River Point District Project Profiles

PHASE I	CAUSEWAY BLVD	PHASE II (Interior Street A)	PHASE III (Interiors Streets B – G)
Fill	Infrastructure	Infrastructure	Infrastructure
2021	2022	2022	2023 & Later
\$2,962,000	\$5,243,000	\$7,968,000	\$10,275,000
Site prep	Utilities & Streets	Utilities & Streets	Utilities & Streets

Project Cost Allocations

RIVER POINT DISTRICT PRELIMINARY ALLOCATION OF CAPITAL COSTS BY TIF ELIGIBILITY AND REPAYMENT SOURCE [SEH ESTIMATES]						
PROJECT	TIF	Sanitary Sewer	Water	Storm Sewer	Streets / Signals / Lighting	Total
<u>Causeway Blvd [2022]</u>	3,247,500	1,135,500	358,000	502,000	-	5,243,000
<u>Phase II - Street A [2022]</u>	7,968,000	-	-	-	-	7,968,000
<u>Phase III - Streets B - G [2023]</u>	10,275,000	-	-	-	-	<u>10,275,000</u>
Totals	21,490,500	1,135,500	358,000	502,000	-	23,486,000
TOTAL TIF ELIGIBLE	21,490,500	92%				
TOTAL INELIGIBLE	1,995,500	8%				

- Non-TIF costs programmed into City CIP
- Phase III component projects can be phased

2022 Improvements – River Point District

- TIF-eligible expenditures
 - ✓ Causeway BLVD \$3,247,500
 - ✓ Phase II Improvements \$7,968,000
 - ✓ **TOTAL** **\$11,215,500**
- Cash resources available (through 2022 tax collections)
 - ✓ TID 13 \$6,000,000
 - ✓ TID 14 \$5,700,000
- Recommend contributions of cash from TIDs 13 & 14 with net amount funded through interim borrowing
 - ✓ Contributions/transfers reviewed and approved by finance staff

TID 18 Forecast - \$8MM from TIDs 13 & 14

City of La Crosse, WI																										
Tax Increment District No. 18																										
Cash Flow Projection																										
Year	REVENUES										EXPENDITURES										BALANCES		Year			
	Tax Increments	TID 11 Donor Revenues	TID 13 Donor Revenues	TID 14 Donor Revenues	TID 15 Donor Revenues	TID 16 Donor Revenues	TID 17 Donor Revenues	Land Sale Proceeds	Other Revenue	Total Revenues	Phase I Fill RDA Rev \$3,000,000 2021	Causeway Street A \$3,250,000 2022	Phase III Streets B-G 2023	RDA Rev Bonds ?? 20	Develop. Incentives	Master Developer Pmts.	Valuation Success Fees	Property Acquisition	Capital Costs	Operating Costs	Engineering, etc.	Admin.		Total Expenditures	Annual	Cumulative
2020	0	0	1,000,000	0	0	0	0	0	0	1,000,000	1.88% Int. Only	2.00% Int. Only	?? Int. Only	?? Permanent		0							0	0	(9,409)	2020
2021	14,723	0	4,890,000	4,000,000	0	0	0	0	0	8,904,723	55,598							8,000,000	100,000	868,200	20,000	988,200	11,800	2,391	2021	
2022	14,723	0	240,000	0	0	0	0	0	0	254,723	56,700	65,000							100,000	100,000	716,000	20,000	8,891,598	13,125	15,516	2022
2023	14,723	0	290,000	0	0	0	0	0	0	304,723	56,700	65,000							100,000	100,000		20,000	241,700	13,023	28,539	2023
2024	253,495	0	0	0	0	0	0	0	0	253,495	56,700	65,000			50,000					100,000		20,000	291,700	13,023	41,562	2024
2025	611,654	0	0	0	0	0	0	0	0	611,654	56,700	65,000										20,000	141,700	111,795	153,357	2025
2026	611,654	0	0	0	0	0	0	0	0	611,654	56,700	65,000										20,000	141,700	469,954	623,311	2026
2027	850,427	0	0	0	0	0	0	0	0	850,427												20,000	85,000	526,654	1,149,965	2027
2028	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	830,427	1,980,392	2028
2029	1,089,199	0	0	0	0	0	0	0	0	1,089,199					100,000							20,000	120,000	969,199	2,949,591	2029
2030	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	4,018,791	2030
2031	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	5,087,990	2031
2032	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	6,157,189	2032
2033	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	7,226,389	2033
2034	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	8,295,588	2034
2035	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	9,364,787	2035
2036	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	10,433,987	2036
2037	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	11,503,186	2037
2038	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	12,572,385	2038
2039	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	13,641,585	2039
2040	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	14,710,784	2040
2041	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	15,779,983	2041
2042	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	16,849,183	2042
2043	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	17,918,382	2043
2044	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	18,987,581	2044
2045	1,089,199	0	0	0	0	0	0	0	0	1,089,199												20,000	20,000	1,069,199	20,056,781	2045
2046	1,089,199	0	0	0	0	0	0	1,037,200	2,126,399													20,000	20,000	2,106,399	22,163,180	2046
2047	1,089,199	0	0	0	0	0	0	0	1,089,199													20,000	20,000	1,069,199	23,232,379	2047
2048	1,089,199	0	0	0	0	0	0	0	1,089,199													20,000	20,000	1,069,199	24,301,579	2048
Total	24,155,385	0	6,420,000	4,000,000	0	0	0	0	1,037,200	35,612,585	282,398	325,000	0	0	0	150,000	0	0	8,000,000	400,000	1,584,200	560,000	11,301,598			Total

- Assumes \$4MM for 2022 projects from TIDs 13 & 14, respectively
- \$3.25MM in interim debt financing (interest only for five years)
- Transfers from TID 13 to service annual costs



TID 13 Forecast (with 2022 cash contribution)

As of Dec. 31, 2020:

Tax Increment District No. 13 (Kwik Trip)

Cash and Investments: \$2,273,810 (A)

Cash Flow Pro Forma

Future Debt Service Requirements: \$66,749 (B)

Advances from Other Funds (General Fund): \$518,576 (C)

Year	Revenues						Expenditures								Balances			Year
	Tax Increments	Exempt Computer Aids	Minimum Tax Payments	Lease Payments	Other Revenue	Total Revenues (D)	Debt Service Transfers	2021 NAN \$4,235,000	DA Payments DuraTech	Floodplain Expenses	Transfers to TID 18	Advance Repayment	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2021	2,973,444	0	0	0	0	2,973,444	66,749		38,685	300,000	1,000,000	518,576	7,500	1,931,510	1,041,934	3,315,744	0	2021
2022	3,796,157	0	0	0	0	3,796,157	0	100,398	56,054		4,890,000		7,500	5,053,952	(1,257,795)	2,057,950	0	2022
2023	3,796,157	0	0	0	0	3,796,157	0	71,148	54,000		240,000		7,500	372,648	3,423,509	5,481,459	0	2023
2024	3,796,157	0	0	0	0	3,796,157	0	71,148			290,000		7,500	368,648	3,427,509	8,908,967	0	2024
2025	3,796,157	0	0	0	0	3,796,157	0	71,148			0		7,500	78,648	3,717,509	12,626,476	0	2025
2026	3,796,157	0	0	0	0	3,796,157	0	4,270,574			0		7,500	4,278,074	(481,917)	12,144,559	0	2026
2027	3,796,157	0	0	0	0	3,796,157	0				0		7,500	7,500	3,788,657	15,933,216	0	2027
2028	3,796,157	0	0	0	0	3,796,157	0				0		7,500	7,500	3,788,657	19,721,873	0	2028
2029	3,796,157	0	0	0	0	3,796,157	0				0		7,500	7,500	3,788,657	23,510,530	0	2029
2030	3,796,157	0	0	0	0	3,796,157	0				0		7,500	7,500	3,788,657	27,299,187	0	2030
Total	25,750,386	0	0	0	0	25,750,386	66,749	4,584,416	148,739	300,000	6,420,000	518,576	52,500	12,090,980				

Final Balance (G - C): 27,299,187

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

- Still retains meaningful cash balance, net of TID 18 transfer
- Services/Retires 2021 Note
- Cumulative balances available for future contributions

TID 14 Forecast (with 2022 contribution)

As of Dec. 31, 2020:

Tax Increment District No. 14 (Gundersen Lutheran)

Cash and Investments: \$5,906,061 (A)

Cash Flow Pro Forma

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

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

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

Year	Revenues					Expenditures							Balances			Reinvestment Contribution			Year
	Tax Increments	Exempt Computer Aids	Minimum Tax Pamyments	Other Revenue	Total Revenues (E)	Debt Service Transfers	DA Payments Gundersen	DA Payments 2219 Lofts	Other Exp.	Transfers to TID 18	Admin	Total Expenses (G)	Annual (F) (E - G)	Cumulative (H)	Future Debt Service (I)	Reinvest. Contrib. (J = F)	Outlays (K)	Ending Balance (D + J - K)	
2021	1,440,486	180,000	0	0	1,620,486	25,823	2,147,306	12,238	350,000	0	7,500	2,542,867	(922,381)	4,983,680	0	0	0	970,673	2021
2022	1,726,880	162,000	0	0	1,888,880	0	1,073,653	15,000	0	4,000,000	7,500	5,096,153	(3,207,273)	1,776,407	0	0	0	970,673	2022
2023	1,726,880	145,800	0	0	1,872,680	0	1,100,494	15,000	0	0	7,500	1,122,994	749,686	2,526,093	0	0	0	970,673	2023
2024	1,726,880	131,220	0	0	1,858,100	0	1,128,006	15,000	0	0	7,500	1,150,506	707,594	3,233,686	0	0	0	970,673	2024
2025	1,726,880	118,098	0	0	1,844,978	0	1,156,207	15,000	0	0	7,500	1,178,707	666,271	3,899,957	0	0	0	970,673	2025
2026	1,726,880	106,288	0	0	1,833,168	0	1,185,112	15,000	0	0	7,500	1,207,612	625,556	4,525,513	0	0	0	970,673	2026
2027	1,726,880	95,659	0	0	1,822,539	0	1,214,739	15,000	0	0	7,500	1,237,239	585,300	5,110,813	0	0	0	970,673	2027
Total	11,801,765	939,066	0	0	12,740,830	25,823	9,005,517	102,238	350,000	4,000,000	52,500	13,536,078							

Final Balance (G - C): 5,110,813

NOTES:

- Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
- Debt Service Transfers reduce Future Debt Service Requirements
- Exempt computer aids estimated - reduced by 10% annually
- GL Development Agreement "Contribution" payments and "Reinvestment Contribution" payments are estimated
- Reinvestment Contribution balance is to be spent on specific projects during remainder of TID expenditure period

- Still retains meaningful cash balance, net of TID 18 transfer
- Cumulative balances available for future contributions

Looking Ahead

- Project(s) Timing
 - ✓ Bidding and award
 - ✓ Commence construction
- Align financing with award of construction bids and execution of contracts
- Recommend seeking bank financing once again through direct loan
 - ✓ RBAN with five-year stated maturity (same as 2021)
 - ✓ Interest only structure to minimize cash flow needs
 - ✓ Pre-payable any time to allow for lump sum principal reductions, as desired

Financing Calendar

- RDA and Council will need to coordinate activities
- Anticipate approximately 90 days from initial authorizations to closing
- Should expect to bring preliminary finance plan to RDA and Council at least one month prior to proceeding
- Will revisit TID forecasts with City staff in first quarter of 2022 to ensure assumptions are accurate

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