



# TID Summary Report

City of La Crosse

Annual Meeting of the Joint Review Board

October 22, 2020

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# Summary

- City has 9 active TIDs
  - TID 7 terminated in 2020
  - Three TIDs created in 2020 (to be certified)
- Total captured increment value **\$598,909,000**
  - Represents **13.83%** of City's total equalized value



# TID Locations

*See supplemental map provided by City*



# Forecast Assumptions

## Revenues

- Value increment as of Jan. 1, 2020 held constant throughout the forecast period
- Equalized tax rate for payable 2020 held constant throughout the forecast period
- Exempt computer aids forecast at \$0 (except TID 14)

## Expenses - Prioritization

- Debt (if any) paid first
- Required developer payments
- Allocations to other TIDs (if any) then funded
- Annual outlays and expenses paid
- Advances from other funds repaid
  - ✓ Advances not shown accruing interest - - charged at average rate of LGIP

## Debt Service Transfers

- Transfers beyond 2020 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  
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%
\$25.40
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
### 2018	0	2019	0	63,750,300	2020	25.40	1,619,417
### 2019	0	2020	0	72,408,400	2021	25.40	1,839,355
0		0					

Future Value of Increment

3,458,772



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

As of Dec. 31, 2019:

Cash and Investments: **\$53,551 (A)**

Future Debt Service Requirements: **\$1,720,887 (B)**

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

Year	Revenues						Expenditures				Balances			Year
	Tax Increments	Exempt Computer Aid	Allocation from TID 5	Allocation from TID 8	Other Revenue	Total Revenues (D)	Debt Service Transfers	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2020	1,619,417	0			0	1,619,417	1,000,000		500	1,000,500	618,917	672,468	720,887	2020
2021	1,839,355	0			0	1,839,355	720,887		500	721,387	1,117,968	1,790,436	0	2021
Total	3,458,772	0	0	0	0	3,458,772	1,720,887	0	1,000	1,721,887				

**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): 1,790,436**



## TID 7 – Important Considerations

- Terminated by action of the Council
- Will receive one final year of tax increment in 2021





## 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		
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	2018	0	2019	0	11,653,200	2020	25.40	295,991
2	2019	0	2020	0	13,669,700	2021	25.40	347,210
3	2020	0	2021	0	13,669,700	2022	25.40	347,210
4	2021	0	2022	0	13,669,700	2023	25.40	347,210
5	2022	0	2023	0	13,669,700	2024	25.40	347,210
6	2023	0	2024	0	13,669,700	2025	25.40	347,210
		0		0				
							Future Value of Increment	2,032,043



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

**As of Dec. 31, 2019:**  
**Cash and Investments: \$375,694 (A)**  
**Future Debt Service Requirements: \$0 (B)**  
**Advances from Other Funds (General Fund): \$0 (C)**

Year	Revenues					Expenditures					Balances			Year
	Tax Increments	Exempt Computer Aids	Minimum Tax Payments	Other Revenue	Total Revenues (D)	Debt Service Transfers	DA Payments Camp 20	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2020	295,991	0		4,400	300,391				500	500	299,891	675,585	0	2020
2021	347,210	0		19,401	366,611				500	500	366,111	1,041,696	0	2021
2022	347,210	0		20,764	367,975				500	500	367,475	1,409,171	0	2022
2023	347,210	0		20,764	367,975				500	500	367,475	1,776,645	0	2023
2024	347,210	0		173,105	520,315				500	500	519,815	2,296,460	0	2024
2025	347,210	0		0	347,210				500	500	346,710	2,643,171	0	2025
<b>Total</b>	<b>2,032,043</b>	<b>0</b>	<b>0</b>	<b>238,433</b>	<b>2,270,477</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,000</b>	<b>3,000</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): 1,041,696**



## 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	2018	0	2019	0	6,697,500	2020	25.40	170,117
2	2019	0	2020	0	10,409,300	2021	25.40	264,396
3	2020	0	2021	0	10,409,300	2022	25.40	264,396
4	2021	0	2022	0	10,409,300	2023	25.40	264,396
5	2022	0	2023	0	10,409,300	2024	25.40	264,396
6	2023	0	2024	0	10,409,300	2025	25.40	264,396
7	2024	0	2025	0	10,409,300	2026	25.40	264,396
8	2025	0	2026	0	10,409,300	2027	25.40	264,396
9	2026	0	2027	0	10,409,300	2028	25.40	264,396
10	2027	0	2028	0	10,409,300	2029	25.40	264,396
11	2028	0	2029	0	10,409,300	2030	25.40	264,396
12	2029	0	2030	0	10,409,300	2031	25.40	264,396
		0			0	Future Value of Increment		
						3,078,475		



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

**As of Dec. 31, 2019:**

**Cash and Investments:** **\$84,765 (A)**  
**Future Debt Service Requirements:** **\$114,901 (B)**  
**Advances from Other Funds (General Fund):** **\$202,364 (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%							
2020	170,117	0			170,117	6,000	94,873		500	101,373	68,744	153,509	108,901	2020
2021	264,396	0			264,396	6,000	147,452		500	153,952	110,444	263,953	102,901	2021
2022	264,396	0			264,396	6,000	147,452		500	153,952	110,444	374,397	96,901	2022
2023	264,396	0			264,396	6,000	147,452		500	153,952	110,444	484,842	90,901	2023
2024	264,396	0			264,396	6,000	147,452		500	153,952	110,444	595,286	84,901	2024
2025	264,396	0			264,396	6,000	147,452		500	153,952	110,444	705,730	78,901	2025
2026	264,396	0			264,396	6,000	147,452		500	153,952	110,444	816,175	72,901	2026
2027	264,396	0			264,396	6,000	147,452		500	153,952	110,444	926,619	66,901	2027
2028	264,396	0			264,396	6,000	147,452		500	153,952	110,444	1,037,063	60,901	2028
2029	264,396	0			264,396	6,000	147,452		500	153,952	110,444	1,147,507	54,901	2029
2030	264,396	0			264,396	54,901	147,452		500	202,853	61,543	1,209,051	0	2030
2031	264,396	0			264,396		147,452		500	147,952	116,444	1,325,495	0	2031
<b>Total</b>	<b>2,549,682</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,078,475</b>	<b>114,901</b>	<b>1,421,941</b>	<b>0</b>	<b>6,000</b>	<b>1,486,940</b>				

**NOTES:**

**Final Balance (G - C): 1,123,131**

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



# 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
- Project plan amendment in 2019 to add projects and donor to TID 12
- Project plan amendment in 2020 donor to 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)	\$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		
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	2018	0	2019	0	148,872,900	2020	25.40	3,781,744
2	2019	0	2020	0	170,035,300	2021	25.40	4,319,322
3	2020	0	2021	0	170,035,300	2022	25.40	4,319,322
4	2021	0	2022	0	170,035,300	2023	25.40	4,319,322
5	2022	0	2023	0	170,035,300	2024	25.40	4,319,322
6	2023	0	2024	0	170,035,300	2025	25.40	4,319,322
7	2024	0	2025	0	170,035,300	2026	25.40	4,319,322
8	2025	0	2026	0	170,035,300	2027	25.40	4,319,322
9	2026	0	2027	0	170,035,300	2028	25.40	4,319,322
10	2027	0	2028	0	170,035,300	2029	25.40	4,319,322
11	2028	0	2029	0	170,035,300	2030	25.40	4,319,322
12	2029	0	2030	0	170,035,300	2031	25.40	4,319,322
13	2030	0	2031	0	170,035,300	2032	25.40	4,319,322
	0		0					
Future Value of Increment								55,613,609



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

**As of Dec. 31, 2019:**

Cash and Investments: **\$1,618,550 (A)**  
 Future Debt Service Requirements: **\$23,310,963 (B)**  
 Advances from Other Funds (General Fund): **\$2,400,000 (C)**

Year	Revenues					Expenditures								Balances			Year
	Tax Increments	Minimum Tax Payments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	DA Payments Charmant	DA Payments Riverside 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)	
2020	3,781,744		0	10,000	3,791,744	2,311,117	37,500	83,442	536,172	261,545	250,000	500	3,480,276	311,469	1,930,019	20,999,846	2020
2021	4,319,322		0	10,000	4,329,322	1,418,438		83,442		264,161	250,000	500	2,016,541	2,312,781	4,242,800	19,581,408	2021
2022	4,319,322		0	10,000	4,329,322	1,912,062		83,442		266,802	250,000	500	2,512,806	1,816,516	6,059,316	17,669,346	2022
2023	4,319,322		0	10,000	4,329,322	1,919,101		83,442		192,289	250,000	500	2,445,332	1,883,990	7,943,306	15,750,245	2023
2024	4,319,322		0	10,000	4,329,322	1,802,006		83,442			250,000	500	2,135,948	2,193,374	10,136,680	13,948,239	2024
2025	4,319,322		0	10,000	4,329,322	2,250,838		83,442			250,000	500	2,584,780	1,744,542	11,881,222	11,697,401	2025
2026	4,319,322		0	10,000	4,329,322	2,400,895		83,442			200,000	500	2,684,837	1,644,485	13,525,707	9,296,506	2026
2027	4,319,322		0	10,000	4,329,322	2,438,929		83,442				500	2,522,871	1,806,451	15,332,158	6,857,577	2027
2028	4,319,322		0	500,000	4,819,322	2,460,000		83,442				500	2,543,942	2,275,380	17,607,538	4,397,577	2028
2029	4,319,322		0	0	4,319,322	2,369,500		83,442				500	2,453,442	1,865,880	19,473,418	2,028,077	2029
2030	4,319,322		0	0	4,319,322	1,597,949		83,442				500	1,681,891	2,637,431	22,110,849	430,128	2030
2031	4,319,322		0	0	4,319,322	430,128		83,442				500	514,070	3,805,252	25,916,101	0	2031
2032	4,319,322		0	0	4,319,322	0						500	500	4,318,822	30,234,923	0	2032
Total	55,613,609	0	0	580,000	56,193,608	23,310,963	37,500	1,001,304	536,172	984,797	1,700,000	6,500	27,577,235				

**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): 27,834,923**





## TID 12 – Important Considerations

- Boundary and project plan amendment in 2008
- Boundary and project plan amendment in 2010
- Recipient of shared increments from various other TIDs (2019)
- Largely overlaid by TID 18



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

### Tax Increment Projection Worksheet

Type of District	Blighted Area	Actual Base Value	19,363,800
Actual Creation Date	7/14/2005	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2005	Property Appreciation Factor	0.00%
Maximum Life (In Years)	27	Current Tax Rate (Per \$1,000 EV)	\$25.40
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	2018	0	2019	0	20,446,700	2020	25.40	519,397
2	2019	0	2020	0	22,700,200	2021	25.40	576,642
3	2020	0	2021	0	22,700,200	2022	25.40	576,642
4	2021	0	2022	0	22,700,200	2023	25.40	576,642
5	2022	0	2023	0	22,700,200	2024	25.40	576,642
6	2023	0	2024	0	22,700,200	2025	25.40	576,642
7	2024	0	2025	0	22,700,200	2026	25.40	576,642
8	2025	0	2026	0	22,700,200	2027	25.40	576,642
9	2026	0	2027	0	22,700,200	2028	25.40	576,642
10	2027	0	2028	0	22,700,200	2029	25.40	576,642
11	2028	0	2029	0	22,700,200	2030	25.40	576,642
12	2029	0	2030	0	22,700,200	2031	25.40	576,642
13	2030	0	2031	0	22,700,200	2032	25.40	576,642
14	2031	0	2032	0	22,700,200	2033	25.40	576,642
		0		0				

Future Value of Increment 8,015,742



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

As of Dec. 31, 2019:  
**Cash and Investments: \$159,768 (A)**  
**Future Debt Service Requirements: \$6,576,891 (B)**  
**Advances from Other Funds (General Fund): \$214,115 (C)**

Year	Revenues				Expenditures				Balances			Year
	Tax Increments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2020	519,397	0		519,397	600,000	8,190	2,500	610,690	(91,293)	68,475	5,976,891	2020
2021	576,642	0		576,642	400,000		2,500	402,500	174,142	242,617	5,576,891	2021
2022	576,642	0		576,642	485,000		2,500	487,500	89,142	331,759	5,091,891	2022
2023	576,642	0		576,642	485,000		2,500	487,500	89,142	420,901	4,606,891	2023
2024	576,642	0		576,642	485,000		2,500	487,500	89,142	510,043	4,121,891	2024
2025	576,642	0		576,642	600,000		2,500	602,500	(25,858)	484,185	3,521,891	2025
2026	576,642	0		576,642	600,000		2,500	602,500	(25,858)	458,327	2,921,891	2026
2027	576,642	0		576,642	600,000		2,500	602,500	(25,858)	432,468	2,321,891	2027
2028	576,642	0		576,642	620,000		2,500	622,500	(45,858)	386,610	1,701,891	2028
2029	576,642	0		576,642	525,000		2,500	527,500	49,142	435,752	1,176,891	2029
2030	576,642	0		576,642	185,685		2,500	188,185	388,457	824,209	991,206	2030
2031	576,642	0		576,642	280,902		2,500	283,402	293,240	1,117,449	710,304	2031
2032	576,642	0		576,642	280,902		2,500	283,402	293,240	1,410,689	429,402	2032
2033	576,642	0		576,642	429,402		2,500	431,902	144,740	1,555,429	0	2033
<b>Total</b>	<b>8,015,742</b>	<b>0</b>	<b>0</b>	<b>8,015,742</b>	<b>6,576,891</b>	<b>8,190</b>	<b>35,000</b>	<b>6,620,081</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): 1,341,314**



## 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
- Project plan amendment in 2019 donor to TID 12
- Project plan amendment to 2020 donor to TID



## 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		
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	2018	0	2019	0	68,136,100	2020	25.40	1,730,827
2	2019	0	2020	0	124,530,400	2021	25.40	3,163,384
3	2020	0	2021	0	124,530,400	2022	25.40	3,163,384
4	2021	0	2022	0	124,530,400	2023	25.40	3,163,384
5	2022	0	2023	0	124,530,400	2024	25.40	3,163,384
6	2023	0	2024	0	124,530,400	2025	25.40	3,163,384
7	2024	0	2025	0	124,530,400	2026	25.40	3,163,384
		0		0				

Future Value of Increment 20,711,130



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

**As of Dec. 31, 2019:**

**Cash and Investments: \$1,176,030 (A)**

**Future Debt Service Requirements: \$0 (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	DA Payments Kwik Trip	DA Payments DuraTech	Transfers to Other TIDs	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2020	1,730,827	0			15,000	1,745,827		76,923	69,443		33,475	2,500	182,341	1,563,486	2,739,516	0	2020
2021	3,163,384	0			15,000	3,178,384		76,923	70,625			2,500	150,048	3,028,336	5,767,852	0	2021
2022	3,163,384	0			15,000	3,178,384		76,923	56,054			2,500	135,477	3,042,907	8,810,759	0	2022
2023	3,163,384	0			15,000	3,178,384		76,923				2,500	79,423	3,098,961	11,909,720	0	2023
2024	3,163,384	0			15,000	3,178,384		76,923				2,500	79,423	3,098,961	15,008,680	0	2024
2025	3,163,384	0			15,000	3,178,384		76,923				2,500	79,423	3,098,961	18,107,641	0	2025
2026	3,163,384	0			10,000	3,173,384		76,923				2,500	79,423	3,093,961	21,201,602	0	2026
<b>Total</b>	<b>20,711,130</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100,000</b>	<b>20,811,130</b>	<b>0</b>	<b>538,461</b>	<b>196,122</b>	<b>0</b>	<b>33,475</b>	<b>17,500</b>	<b>785,558</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. 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): 20,683,026**



# 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
- Project plan amendment in 2019 donor to TID 12
- Project plan amendment in 2020 donor to TID 18



## 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	2018	0	2019	0	59,162,800	2020	25.40	1,502,883
2	2019	0	2020	0	60,328,800	2021	25.40	1,532,502
3	2020	0	2021	0	60,328,800	2022	25.40	1,532,502
4	2021	0	2022	0	60,328,800	2023	25.40	1,532,502
5	2022	0	2023	0	60,328,800	2024	25.40	1,532,502
6	2023	0	2024	0	60,328,800	2025	25.40	1,532,502
7	2024	0	2025	0	60,328,800	2026	25.40	1,532,502
8	2025	0	2026	0	60,328,800	2027	25.40	1,532,502
		0		0				
						Future Value of Increment		12,230,400





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

**As of Dec. 31, 2019:**  
**Cash and Investments:** \$5,081,101 (A)  
**Future Debt Service Requirements:** \$575,000 (B)  
**Advances from Other Funds (General Fund):** \$0 (C)  
**Reinvestment Contribution Fund Balance:** \$720,673 (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)	
2020	1,502,883	200,000			1,702,883	71,875	1,204,458	14,093	1,350,000	250,000	2,500	2,892,926	(1,190,043)	3,891,058	503,125	250,000	0	970,673	2020
2021	1,532,502	180,000			1,712,502	71,875	1,204,458	14,198	1,350,000	250,000	2,500	2,893,031	(1,180,529)	2,710,530	431,250	250,000	0	1,220,673	2021
2022	1,532,502	162,000			1,694,502	71,875	1,204,458	14,305		250,000	2,500	1,543,138	151,364	2,861,894	359,375	250,000	0	1,470,673	2022
2023	1,532,502	145,800			1,678,302	71,875	1,204,458	14,412		250,000	2,500	1,543,245	135,057	2,996,952	287,500	250,000	0	1,720,673	2023
2024	1,532,502	131,220			1,663,722	71,875	1,204,458	14,520		250,000	2,500	1,543,353	120,369	3,117,321	215,625	250,000	0	1,970,673	2024
2025	1,532,502	118,098			1,650,600	71,875	1,204,458	14,629		250,000	2,500	1,543,462	107,138	3,224,459	143,750	250,000	0	2,220,673	2025
2026	1,532,502	106,288			1,638,791	71,875	1,204,458	14,739		250,000	2,500	1,543,572	95,219	3,319,678	71,875	250,000	0	2,470,673	2026
2027	1,532,502	95,659			1,628,162	71,875		14,850		250,000	2,500	339,225	1,288,937	4,608,615	0	250,000	0	2,720,673	2027
<b>Total</b>	<b>12,230,400</b>	<b>1,139,066</b>	<b>0</b>	<b>0</b>	<b>13,369,466</b>	<b>1,581,250</b>	<b>8,431,206</b>	<b>115,746</b>	<b>2,700,000</b>	<b>2,000,000</b>	<b>20,000</b>	<b>14,848,202</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): 4,608,615**



## TID 15 – Important Considerations

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



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

### Tax Increment Projection Worksheet

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

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

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

62,802,000
N/A
0.00%
\$25.40
0.00%
0.00%
0.00%
N/A
N/A

	Construction		Value		Valuation		Inflation		Valuation		Revenue		Tax		Tax
	Year		Added		Year		Increment		Increment		Year		Rate		Increment
1	2018	✔	0	✔	2019	✔	0	✔	32,307,700	✔	2020	✔	25.40	✔	820,696
2	2019	✔	0	✔	2020	✔	0	✔	37,058,600	✔	2021	✔	25.40	✔	941,381
3	2020	✔	0	✔	2021	✔	0	✔	37,058,600	✔	2022	✔	25.40	✔	941,381
4	2021	✔	0	✔	2022	✔	0	✔	37,058,600	✔	2023	✔	25.40	✔	941,381
5	2022	✔	0	✔	2023	✔	0	✔	37,058,600	✔	2024	✔	25.40	✔	941,381
6	2023	✔	0	✔	2024	✔	0	✔	37,058,600	✔	2025	✔	25.40	✔	941,381
7	2024	✔	0	✔	2025	✔	0	✔	37,058,600	✔	2026	✔	25.40	✔	941,381
8	2025	✔	0	✔	2026	✔	0	✔	37,058,600	✔	2027	✔	25.40	✔	941,381
9	2026	✔	0	✔	2027	✔	0	✔	37,058,600	✔	2028	✔	25.40	✔	941,381
10	2027	✔	0	✔	2028	✔	0	✔	37,058,600	✔	2029	✔	25.40	✔	941,381
11	2028	✔	0	✔	2029	✔	0	✔	37,058,600	✔	2030	✔	25.40	✔	941,381
12	2029	✔	0	✔	2030	✔	0	✔	37,058,600	✔	2031	✔	25.40	✔	941,381
13	2030	✔	0	✔	2031	✔	0	✔	37,058,600	✔	2032	✔	25.40	✔	941,381
14	2031	✔	0	✔	2032	✔	0	✔	37,058,600	✔	2033	✔	25.40	✔	941,381
15	2032	✔	0	✔	2033	✔	0	✔	37,058,600	✔	2034	✔	25.40	✔	941,381
			0				0				Future Value of Increment			14,000,033	



**As of Dec. 31, 2019:**

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

Cash and Investments: **\$1,542,147 (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)	
2020	820,696	0				820,696			249,939	21,829	2,500	274,268	546,428	2,088,575	0	2020
2021	941,381	0				941,381			249,939		2,500	252,439	688,942	2,777,518	0	2021
2022	941,381	0				941,381			249,939		2,500	252,439	688,942	3,466,460	0	2022
2023	941,381	0				941,381			249,939		2,500	252,439	688,942	4,155,402	0	2023
2024	941,381	0				941,381			249,939		2,500	252,439	688,942	4,844,344	0	2024
2025	941,381	0				941,381			249,939		2,500	252,439	688,942	5,533,286	0	2025
2026	941,381	0				941,381			249,939		2,500	252,439	688,942	6,222,228	0	2026
2027	941,381	0				941,381			249,939		2,500	252,439	688,942	6,911,171	0	2027
2028	941,381	0				941,381			249,939		2,500	252,439	688,942	7,600,113	0	2028
2029	941,381	0				941,381			249,939		2,500	252,439	688,942	8,289,055	0	2029
2030	941,381	0				941,381			249,939		2,500	252,439	688,942	8,977,997	0	2030
2031	941,381	0				941,381			249,939		2,500	252,439	688,942	9,666,939	0	2031
2032	941,381	0				941,381			249,939		2,500	252,439	688,942	10,355,881	0	2032
2033	941,381	0				941,381			249,939		2,500	252,439	688,942	11,044,824	0	2033
2034	941,381	0				941,381					2,500	2,500	938,881	11,983,705	0	2034
<b>Total</b>	<b>14,000,033</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,000,033</b>	<b>0</b>	<b>0</b>	<b>3,499,146</b>	<b>21,829</b>	<b>37,500</b>	<b>3,558,475</b>				

**NOTES:**

**Final Balance (G - C): 11,983,705**

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
- Project plan amendment in 2019 donor to TID 12
- Project plan amendment in 2020 donor to TID 18



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

### Tax Increment Projection Worksheet

Type of District	Mixed Use	Actual Base Value	18,087,300
Actual Creation Date	6/12/2014	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2014	Property Appreciation Factor	0.00%
Maximum Life (In Years)	20	Current Tax Rate (Per \$1,000 EV)	\$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		
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		Value		Valuation		Inflation		Valuation		Revenue		Tax		Tax
	Year		Added		Year		Increment		Increment		Year		Rate		Increment
1	2017		0		2018		0		6,827,400		2019		26.26		179,288
1	2018		0		2019		0		6,662,000		2020		25.40		169,231
2	2019		0		2020		0		10,975,500		2021		25.40		278,805
3	2020		0		2021		0		10,975,500		2022		25.40		278,805
4	2021		0		2022		0		10,975,500		2023		25.40		278,805
5	2022		0		2023		0		10,975,500		2024		25.40		278,805
6	2023		0		2024		0		10,975,500		2025		25.40		278,805
7	2024		0		2025		0		10,975,500		2026		25.40		278,805
8	2025		0		2026		0		10,975,500		2027		25.40		278,805
9	2026		0		2027		0		10,975,500		2028		25.40		278,805
10	2027		0		2028		0		10,975,500		2029		25.40		278,805
11	2028		0		2029		0		10,975,500		2030		25.40		278,805
12	2029		0		2030		0		10,975,500		2031		25.40		278,805
13	2030		0		2031		0		10,975,500		2032		25.40		278,805
14	2031		0		2032		0		10,975,500		2033		25.40		278,805
15	2032		0		2033		0		10,975,500		2034		25.40		278,805
16	2033		0		2034		0		10,975,500		2035		25.40		278,805
			0				0				Future Value of Increment			4,530,596	



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

**As of Dec. 31, 2019:**

**Cash and Investments: \$0 (A)**  
**Future Debt Service Requirements: \$759,827 (B)**  
**Advances from Other Funds (General Fund): \$129,161 (C)**

Year	Revenues				Expenditures					Balances			Year
	Tax Increments	Exempt Computer Aids	Other Revenue	Total Revenues (D)	Debt Service Transfers	DA Payments Impact 7	Other Exp. #1	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Debt Service (H)	
2020	169,231			169,231	47,489			2,500	49,989	119,242	119,242	712,338	2020
2021	278,805			278,805	47,489			2,500	49,989	228,816	348,058	664,849	2021
2022	278,805			278,805	47,489			2,500	49,989	228,816	576,874	617,359	2022
2023	278,805			278,805	47,489			2,500	49,989	228,816	805,690	569,870	2023
2024	278,805			278,805	47,489			2,500	49,989	228,816	1,034,506	522,381	2024
2025	278,805			278,805	47,489			2,500	49,989	228,816	1,263,322	474,892	2025
2026	278,805			278,805	47,489			2,500	49,989	228,816	1,492,138	427,403	2026
2027	278,805			278,805	47,489			2,500	49,989	228,816	1,720,954	379,914	2027
2028	278,805			278,805	47,489			2,500	49,989	228,816	1,949,770	332,424	2028
2029	278,805			278,805	47,489			2,500	49,989	228,816	2,178,586	284,935	2029
2030	278,805			278,805	47,489			2,500	49,989	228,816	2,407,402	237,446	2030
2031	278,805			278,805	47,489			2,500	49,989	228,816	2,636,218	189,957	2031
2032	278,805			278,805	47,489			2,500	49,989	228,816	2,865,034	142,468	2032
2033	278,805			278,805	47,489			2,500	49,989	228,816	3,093,850	94,978	2033
2034	278,805			278,805	47,489			2,500	49,989	228,816	3,322,666	47,489	2034
2035	278,805			278,805	47,489			2,500	49,989	228,816	3,551,482	0	2035
<b>Total</b>	<b>4,351,309</b>	<b>0</b>	<b>0</b>	<b>4,351,309</b>	<b>1,044,762</b>	<b>0</b>	<b>0</b>	<b>40,000</b>	<b>1,084,762</b>				

NOTES:

**Final Balance (G - C): 3,422,321**



## TID 17 – Important Considerations

- Created 2015
- Project Plan and Boundary Amendment 2019
- Project plan amendment in 2019 donor to TID 12
- Project plan amendment in 2020 donor to TID 18





## 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		
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	2018	0	2019	0	62,306,500	2020	25.40	1,582,741
2	2019	0	2020	0	76,792,800	2021	25.40	1,950,729
3	2020	0	2021	0	76,792,800	2022	25.40	1,950,729
4	2021	0	2022	0	76,792,800	2023	25.40	1,950,729
5	2022	0	2023	0	76,792,800	2024	25.40	1,950,729
6	2023	0	2024	0	76,792,800	2025	25.40	1,950,729
7	2024	0	2025	0	76,792,800	2026	25.40	1,950,729
8	2025	0	2026	0	76,792,800	2027	25.40	1,950,729
9	2026	0	2027	0	76,792,800	2028	25.40	1,950,729
10	2027	0	2028	0	76,792,800	2029	25.40	1,950,729
11	2028	0	2029	0	76,792,800	2030	25.40	1,950,729
12	2029	0	2030	0	76,792,800	2031	25.40	1,950,729
13	2030	0	2031	0	76,792,800	2032	25.40	1,950,729
14	2031	0	2032	0	76,792,800	2033	25.40	1,950,729
15	2032	0	2033	0	76,792,800	2034	25.40	1,950,729
16	2033	0	2034	0	76,792,800	2035	25.40	1,950,729
17	2034	0	2035	0	76,792,800	2036	25.40	1,950,729
		0		0				
							Future Value of Increment	32,794,409



**As of Dec. 31, 2019:**

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

**Cash and Investments: \$164,129 (A)**  
**Future Debt Service Requirements: \$19,291,599 (B)**  
**Advances from Other Funds (General Fund): \$595,621 (C)**

Year	Revenues					Expenditures				Balances			Year
	Tax Increments	Exempt Computer Aids	Funded Debt Svc. 2017-D	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)	
2020	1,582,741				1,582,741	1,075,281		2,500	1,075,281	507,460	671,589	18,216,318	2020
2021	1,950,729				1,950,729	1,072,581		2,500	1,072,581	878,148	1,549,737	17,143,736	2021
2022	1,950,729				1,950,729	1,079,431		2,500	1,079,431	871,298	2,421,035	16,064,305	2022
2023	1,950,729				1,950,729	1,079,231		2,500	1,079,231	871,498	3,292,533	14,985,074	2023
2024	1,950,729				1,950,729	1,078,031		2,500	1,078,031	872,698	4,165,231	13,907,043	2024
2025	1,950,729				1,950,729	1,080,831		2,500	1,080,831	869,898	5,035,129	12,826,211	2025
2026	1,950,729				1,950,729	1,077,431		2,500	1,077,431	873,298	5,908,427	11,748,780	2026
2027	1,950,729				1,950,729	1,070,681		2,500	1,070,681	880,048	6,788,475	10,678,099	2027
2028	1,950,729				1,950,729	1,062,431		2,500	1,062,431	888,298	7,676,773	9,615,668	2028
2029	1,950,729				1,950,729	1,064,544		2,500	1,064,544	886,185	8,562,958	8,551,124	2029
2030	1,950,729				1,950,729	1,063,150		2,500	1,063,150	887,579	9,450,537	7,487,974	2030
2031	1,950,729				1,950,729	1,065,188		2,500	1,065,188	885,542	10,336,079	6,422,786	2031
2032	1,950,729				1,950,729	1,065,463		2,500	1,065,463	885,267	11,221,346	5,357,324	2032
2033	1,950,729				1,950,729	1,068,913		2,500	1,068,913	881,817	12,103,163	4,288,411	2033
2034	1,950,729				1,950,729	1,071,463		2,500	1,071,463	879,267	12,982,429	3,216,949	2034
2035	1,950,729				1,950,729	1,071,931		2,500	1,071,931	878,798	13,861,227	2,145,018	2035
2036	1,950,729				1,950,729	2,145,018		2,500	2,145,018	(194,289)	13,666,939	(0)	2036
Total	32,794,409	0	0	0	32,794,409	19,291,599	0	42,500	19,291,599				

NOTES:

**Final Balance (G - C): 13,071,318**



# Summary

- All TIDs projected to recover expenses through their un-extended lives
- City is currently precluded from creating a new TID or amending the boundaries of an existing TID to add territory
- New TIDs (18 – 20) will have base values certified for valuations as of Jan. 1, 2020