



TID Summary Report

City of La Crosse

Annual Meeting of the Joint Review Board

December 2, 2024

Summary



City currently has 12 active TIDs



Required PE-300 reports filed with DOR



Total captured value
increment as of 1/1/24

\$704,469,300

12.49% of City's total equalized value



City has prepared forecasts and summary details to be reviewed by JRB for purposes of annual meeting

Forecast Assumptions

Revenues

- Value increment as of Jan. 1, 2023, held constant throughout the forecast period
- Equalized tax rate for payable 2023 held constant throughout the forecast period

Expenses - Prioritization

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

Debt Service Transfers

- Transfers beyond 2023 have been established to fully satisfy Future Debt Service Requirements by end of maximum life

Advances from other funds paid from excess increment at end of TID life

TID 10

- Boundary and project plan amendment in 2005
- City/County have entered into intergovernmental agreement to jointly develop the area
- Future tax increments pro-rated by % of total expenditure contribution
 - ✓ Re-determined annually based on actual expenditures - currently 45% County/55% City
- Project plan amendment in 2023

TID 10

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

Tax Increment Projection Worksheet

| | |
|-------------------------------------|---------------|
| Type of District | Blighted Area |
| Actual Creation Date | 6/12/2003 |
| Valuation Date | Jan. 1, 2003 |
| Maximum Life (In Years) | 27 |
| Expenditure Period (In Years) | 22 |
| Revenue Periods/Final Rev Year | 27 2031 |
| End of Expenditure Period | 6/12/2025 |
| Latest Termination Date | 6/12/2030 |
| Eligible for Extension/No. of Years | Yes 4 |
| Eligible Recipient District | Yes |

| | |
|--|-----------|
| Actual Base Value | 2,540,100 |
| Pre-Amendment Base Value (Actual) | N/A |
| Property Appreciation Factor | 0.00% |
| Current Tax Rate (Per \$1,000 EV) | 19.82 |
| Tax Rate Adjustment Factor (Next 2 Years) | 0.00% |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00% |
| Tax Rate Adjustment Factor (Thereafter) | 0.00% |
| Discount Rate 1 for NPV Calculation | N/A |
| Discount Rate 2 for NPV Calculation | N/A |

| | Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment |
|---|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------|
| 1 | 2022 | 0 | 2023 | 0 | 11,989,000 | 2024 | 19.82 | 237,641 |
| 2 | 2023 | 0 | 2024 | 0 | 16,601,500 | 2025 | 19.82 | 329,068 |
| 3 | 2024 | 0 | 2025 | 0 | 16,601,500 | 2026 | 19.82 | 329,068 |
| 4 | 2025 | 0 | 2026 | 0 | 16,601,500 | 2027 | 19.82 | 329,068 |
| 5 | 2026 | 0 | 2027 | 0 | 16,601,500 | 2028 | 19.82 | 329,068 |
| 6 | 2027 | 0 | 2028 | 0 | 16,601,500 | 2029 | 19.82 | 329,068 |
| 7 | 2028 | 0 | 2029 | 0 | 16,601,500 | 2030 | 19.82 | 329,068 |
| 8 | 2029 | 0 | 2030 | 0 | 16,601,500 | 2031 | 19.82 | 329,068 |

0

0

Future Value of Increment

2,541,115

TID 10 – Cash Flow

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

As of Dec. 31, 2023:

| | |
|---|---------------|
| Cash and Investments: | \$152,993 (A) |
| Future Debt Service Requirements: | \$0 (B) |
| Advances from Other Funds (General Fund): | \$202,364 (C) |

| Year | Revenues | | | | Expenditures | | | | | Balances | | | Year |
|--------------|------------------|----------------------|---------------|--------------------|------------------------|----------------------|----------------|---------------|--------------------|--------------------|----------------|------------------------|------|
| | Tax Increments | Exempt Computer Aids | Other Revenue | Total Revenues (D) | Debt Service Transfers | Allocation to County | Other Exp. | Admin | Total Expenses (E) | Annual (F) (D - E) | Cumulative (G) | Future Deb Service (H) | |
| 2024 | 237,641 | 0 | | 237,641 | | 45.00% | 350,000 | 7,500 | 464,438 | (226,798) | (73,805) | 0 | 2024 |
| 2025 | 329,068 | 0 | | 329,068 | | 106,938 | | 7,500 | 155,580 | 173,487 | 99,683 | 0 | 2025 |
| 2026 | 329,068 | 0 | | 329,068 | | 148,080 | | 7,500 | 155,580 | 173,487 | 273,170 | 0 | 2026 |
| 2027 | 329,068 | 0 | | 329,068 | | 148,080 | | 7,500 | 155,580 | 173,487 | 446,657 | 0 | 2027 |
| 2028 | 329,068 | 0 | | 329,068 | | 37,852 | | 7,500 | 45,352 | 283,715 | 730,372 | 0 | 2028 |
| 2029 | 329,068 | 0 | | 329,068 | | | | 7,500 | 7,500 | 321,568 | 1,051,940 | 0 | 2029 |
| 2030 | 329,068 | 0 | | 329,068 | | | | 7,500 | 7,500 | 321,568 | 1,373,508 | 0 | 2030 |
| 2031 | 329,068 | 0 | | 329,068 | | | | 7,500 | 7,500 | 321,568 | 1,695,076 | 0 | 2031 |
| Total | 1,882,979 | 0 | 0 | 2,541,115 | 0 | 589,032 | 350,000 | 60,000 | 984,032 | | | | |

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

NOTES:

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

- Overlays portion of TID 6
- Boundary and project plan amendment in 2005
- Project plan amendment in 2007
- Project plan amendment in 2009
- Boundary and project plan amendment in 2015
- Project plan amendment in 2019 to add projects and donor to TID 12
- Project plan amendment in 2020 donor to TID 18

TID 11

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

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

| | |
|--|-------------|
| Actual Base Value | 124,484,000 |
| Pre-Amendment Base Value (Actual) | N/A |
| Property Appreciation Factor | 0.00% |
| Current Tax Rate (Per \$1,000 EV) | 19.82 |
| Tax Rate Adjustment Factor (Next 2 Years) | 0.00% |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00% |
| Tax Rate Adjustment Factor (Thereafter) | 0.00% |
| Discount Rate 1 for NPV Calculation | N/A |
| Discount Rate 2 for NPV Calculation | N/A |

| | Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment |
|---|-------------------|-------------|----------------|---------------------|---------------------|---------------------------|----------|---------------|
| 1 | 2022 | 0 | 2023 | 0 | 237,604,500 | 2024 | 19.82 | 4,709,693 |
| 2 | 2023 | 0 | 2024 | 0 | 227,689,800 | 2025 | 19.82 | 4,513,168 |
| 3 | 2024 | 0 | 2025 | 0 | 227,689,800 | 2026 | 19.82 | 4,513,168 |
| 4 | 2025 | 0 | 2026 | 0 | 227,689,800 | 2027 | 19.82 | 4,513,168 |
| 5 | 2026 | 0 | 2027 | 0 | 227,689,800 | 2028 | 19.82 | 4,513,168 |
| 6 | 2027 | 0 | 2028 | 0 | 227,689,800 | 2029 | 19.82 | 4,513,168 |
| 7 | 2028 | 0 | 2029 | 0 | 227,689,800 | 2030 | 19.82 | 4,513,168 |
| 8 | 2029 | 0 | 2030 | 0 | 227,689,800 | 2031 | 19.82 | 4,513,168 |
| 9 | 2030 | 0 | 2031 | 0 | 227,689,800 | 2032 | 19.82 | 4,513,168 |
| | | 0 | | | 0 | Future Value of Increment | | 40,815,040 |

TID 11 – Cash Flow

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

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

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

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

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

TID 12

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

TID 12

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

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

| | |
|--|------------|
| Actual Base Value | 19,363,800 |
| Pre-Amendment Base Value (Actual) | N/A |
| Property Appreciation Factor | 0.00% |
| Current Tax Rate (Per \$1,000 EV) | \$19.82 |
| Tax Rate Adjustment Factor (Next 2 Years) | 0.00% |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00% |
| Tax Rate Adjustment Factor (Thereafter) | 0.00% |
| Discount Rate 1 for NPV Calculation | N/A |
| Discount Rate 2 for NPV Calculation | N/A |

| | Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment |
|----|-------------------|-------------|----------------|---------------------|---------------------|---------------------------|----------|---------------|
| 1 | 2022 | 0 | 2023 | 0 | 29,493,400 | 2024 | 19.82 | 584,605 |
| 2 | 2023 | 0 | 2024 | 0 | 31,114,400 | 2025 | 19.82 | 616,736 |
| 3 | 2024 | 0 | 2025 | 0 | 31,114,400 | 2026 | 19.82 | 616,736 |
| 4 | 2025 | 0 | 2026 | 0 | 31,114,400 | 2027 | 19.82 | 616,736 |
| 5 | 2026 | 0 | 2027 | 0 | 31,114,400 | 2028 | 19.82 | 616,736 |
| 6 | 2027 | 0 | 2028 | 0 | 31,114,400 | 2029 | 19.82 | 616,736 |
| 7 | 2028 | 0 | 2029 | 0 | 31,114,400 | 2030 | 19.82 | 616,736 |
| 8 | 2029 | 0 | 2030 | 0 | 31,114,400 | 2031 | 19.82 | 616,736 |
| 9 | 2030 | 0 | 2031 | 0 | 31,114,400 | 2032 | 19.82 | 616,736 |
| 10 | 2031 | 0 | 2032 | 0 | 31,114,400 | 2033 | 19.82 | 616,736 |
| | | 0 | | 0 | | | | |
| | | | | | | Future Value of Increment | | 6,135,231 |

TID 12 – Cash Flow

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

As of Dec. 31, 2023:

Cash and Investments: **\$0 (A)**
 Future Debt Service Requirements: **\$3,402,646 (B)**
 Advances from Other Funds (General Fund): **\$214,115 (C)**

| Year | Revenues | | | | Expenditures | | | | Balances | | | Year |
|--------------|------------------|----------------------|---------------|--------------------|------------------------|------------|----------------|--------------------|--------------------|------------------|-------------------------|------|
| | Tax Increments | Exempt Computer Aids | Other Revenue | Total Revenues (D) | Debt Service Transfers | Other Exp. | Admin | Total Expenses (E) | Annual (F) (D - E) | Cumulative (G) | Future Debt Service (H) | |
| 2024 | 584,605 | 0 | 0 | 584,605 | 485,000 | 0 | 12,000 | 497,000 | 87,605 | 87,605 | 2,917,646 | 2024 |
| 2025 | 616,736 | 0 | 0 | 616,736 | 600,000 | 0 | 12,000 | 612,000 | 4,736 | 92,342 | 2,317,646 | 2025 |
| 2026 | 616,736 | 0 | 0 | 616,736 | 600,000 | 0 | 12,000 | 612,000 | 4,736 | 97,078 | 1,717,646 | 2026 |
| 2027 | 616,736 | 0 | 0 | 616,736 | 600,000 | 0 | 12,000 | 612,000 | 4,736 | 101,814 | 1,117,646 | 2027 |
| 2028 | 616,736 | 0 | 0 | 616,736 | 620,000 | 0 | 12,000 | 632,000 | (15,264) | 86,550 | 497,646 | 2028 |
| 2029 | 616,736 | 0 | 0 | 616,736 | 497,646 | 0 | 12,000 | 509,646 | 107,090 | 193,640 | 0 | 2029 |
| 2030 | 616,736 | 0 | 0 | 616,736 | 0 | 0 | 12,000 | 12,000 | 604,736 | 798,376 | 0 | 2030 |
| 2031 | 616,736 | 0 | 0 | 616,736 | 0 | 0 | 12,000 | 12,000 | 604,736 | 1,403,112 | 0 | 2031 |
| 2032 | 616,736 | 0 | 0 | 616,736 | 0 | 0 | 12,000 | 12,000 | 604,736 | 2,007,848 | 0 | 2032 |
| 2033 | 616,736 | 0 | 0 | 616,736 | 0 | 0 | 12,000 | 12,000 | 604,736 | 2,612,585 | 0 | 2033 |
| Total | 6,135,231 | 0 | 0 | 6,135,231 | 3,402,646 | 0 | 120,000 | 3,522,646 | | | | |

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

NOTES:

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

TID 13

- Boundary and project plan amendment in 2009
- Boundary and project plan amendment in 2012
- Project plan amendment in 2016
- Boundary and project plan amendment in 2017
- Project plan amendment in 2019 donor to TID 12
- Project plan amendment in 2020 donor to TID 18
- Expenditure period expired in 2021
- 3-year extension in 2021

TID 13

Tax Increment District No. 13 (Kwik Trip) Tax Increment Projection Worksheet

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

| | |
|--|------------|
| Actual Base Value | 48,356,400 |
| Pre-Amendment Base Value (Actual) | N/A |
| Property Appreciation Factor | 0.00% |
| Current Tax Rate (Per \$1,000 EV) | \$19.82 |
| Tax Rate Adjustment Factor (Next 2 Years) | 0.00% |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00% |
| Tax Rate Adjustment Factor (Thereafter) | 0.00% |
| Discount Rate 1 for NPV Calculation | N/A |
| Discount Rate 2 for NPV Calculation | N/A |

| | Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment |
|---|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------|
| 1 | 2022 | 0 | 2023 | 0 | 167,578,900 | 2024 | 19.82 | 3,321,676 |
| 2 | 2023 | 0 | 2024 | 0 | 144,203,700 | 2025 | 19.82 | 2,858,343 |
| 3 | 2024 | 0 | 2025 | 0 | 144,203,700 | 2026 | 19.82 | 2,858,343 |
| 4 | 2025 | 0 | 2026 | 0 | 144,203,700 | 2027 | 19.82 | 2,858,343 |
| 5 | 2026 | 0 | 2027 | 0 | 144,203,700 | 2028 | 19.82 | 2,858,343 |
| 6 | 2027 | 0 | 2028 | 0 | 144,203,700 | 2029 | 19.82 | 2,858,343 |
| 7 | 2028 | 0 | 2029 | 0 | 144,203,700 | 2030 | 19.82 | 2,858,343 |
| | | 0 | | | 0 | | | |

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

TID 13 – Cash Flow

As of Dec. 31, 2023:

Tax Increment District No. 13 (Kwik Trip)

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

Cash Flow Pro Forma

Future Debt Service Requirements: \$2,237,142 (B)

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

| Year | Revenues | | | | | | Expenditures | | | | | | Balances | | | Year |
|--------------|-------------------|----------------------|----------------------|----------------|---------------|--------------------|-----------------------------|-----------------------------------|----------------------------|---------------------|----------------|--------------------|--------------------|----------------|-------------------------|------|
| | Tax Increments | Exempt Computer Aids | Minimum Tax Payments | Lease Payments | Other Revenue | Total Revenues (D) | G.O. Debt Service Transfers | 2021 NAN \$4,235,000 Debt Service | Dev. Ag. Payments DuraTech | Transfers to TID 18 | Admin | Total Expenses (E) | Annual (F) (D - E) | Cumulative (G) | Future Debt Service (H) | |
| 2024 | 3,321,676 | 188,009 | 0 | 0 | 0 | 3,509,685 | 0 | 53,466 | | 1,300,000 | 86,500 | 1,439,966 | 2,069,719 | 10,955,229 | 2,183,676 | 2024 |
| 2025 | 2,858,343 | 169,208 | 0 | 0 | 0 | 3,027,551 | 0 | 35,784 | | | 86,500 | 122,284 | 2,905,267 | 13,860,497 | 2,147,892 | 2025 |
| 2026 | 2,858,343 | 152,287 | 0 | 0 | 0 | 3,010,631 | 0 | 2,147,892 | | 3,000,000 | 86,500 | 5,234,392 | (2,223,761) | 11,636,735 | 0 | 2026 |
| 2027 | 2,858,343 | 137,059 | 0 | 0 | 0 | 2,995,402 | 0 | | | 5,000,000 | 86,500 | 5,086,500 | (2,091,098) | 9,545,637 | 0 | 2027 |
| 2028 | 2,858,343 | 123,353 | 0 | 0 | 0 | 2,981,696 | 0 | | | 5,000,000 | 86,500 | 5,086,500 | (2,104,804) | 7,440,833 | 0 | 2028 |
| 2029 | 2,858,343 | 111,017 | 0 | 0 | 0 | 2,969,361 | 0 | | | 5,000,000 | 86,500 | 5,086,500 | (2,117,139) | 5,323,694 | 0 | 2029 |
| 2030 | 2,858,343 | 99,916 | 0 | 0 | 0 | 2,958,259 | 0 | | | 8,150,000 | 86,500 | 8,236,500 | (5,278,241) | 45,452 | 0 | 2030 |
| Total | 20,471,735 | 980,849 | 0 | 0 | 0 | 21,452,584 | 0 | 2,237,142 | 0 | 27,450,000 | 605,500 | 30,292,642 | | | | |

Final Balance (G - C): 45,452

NOTES:

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

TID 14

- Project plan amendment in 2012
- Development agreement with Gundersen Lutheran
- Boundary Amendment 2017
- Project plan amendment in 2019 donor to TID 12
- Project plan amendment in 2020 donor to TID 18
- Expenditure period ended in 2021

TID 14

Tax Increment District No. 14 (Gundersen Lutheran) Tax Increment Projection Worksheet

| | |
|-------------------------------------|--------------|
| Type of District | Mixed Use |
| Actual Creation Date | 8/24/2006 |
| Valuation Date | Jan. 1, 2006 |
| Maximum Life (In Years) | 20 |
| Expenditure Period (In Years) | 15 |
| Revenue Periods/Final Rev Year | 20 2027 |
| End of Expenditure Period | 8/24/2021 |
| Latest Termination Date | 8/24/2026 |
| Eligible for Extension/No. of Years | Yes 3 |
| Eligible Recipient District | No |

| | |
|--|------------|
| Actual Base Value | 57,869,800 |
| Pre-Amendment Base Value (Actual) | N/A |
| Property Appreciation Factor | 0.00% |
| Current Tax Rate (Per \$1,000 EV) | \$19.82 |
| Tax Rate Adjustment Factor (Next 2 Years) | 0.00% |
| Tax Rate Adjustment Factor (Following 2 Years) | 0.00% |
| Tax Rate Adjustment Factor (Thereafter) | 0.00% |
| Discount Rate 1 for NPV Calculation | N/A |
| Discount Rate 2 for NPV Calculation | N/A |

| | Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment |
|---|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------|
| 1 | 2022 | 0 | 2023 | 0 | 76,346,600 | 2024 | 19.82 | 1,513,309 |
| 2 | 2023 | 0 | 2024 | 0 | 84,256,400 | 2025 | 19.82 | 1,670,094 |
| 3 | 2024 | 0 | 2025 | 0 | 84,256,400 | 2026 | 19.82 | 1,670,094 |
| 4 | 2025 | 0 | 2026 | 0 | 84,256,400 | 2027 | 19.82 | 1,670,094 |
| | | 0 | | 0 | | | | |

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

TID 14 - Cash Flow

As of Dec. 31, 2023:

Tax Increment District No. 14 (Gundersen Lutheran)

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

Cash Flow Pro Forma

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

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

| Year | Revenues | | | | | Expenditures | | | | | | | Balances | | | Year |
|--------------|------------------|----------------------|-----------------------|---------------|--------------------|------------------------|------------------------------|-------------------------------|------------|---------------------|----------------|--------------------|--------------------|----------------|-------------------------|------|
| | Tax Increments | Exempt Computer Aids | Minimum Tax Pamyments | Other Revenue | Total Revenues (E) | Debt Service Transfers | Dev. Agr. Payments Gundersen | Dev. Agr. Payments 2219 Lofts | Other Exp. | Transfers to TID 18 | Admin | Total Expenses (G) | Annual (F) (E - G) | Cumulative (H) | Future Debt Service (I) | |
| 2024 | 1,513,309 | 660,439 | 0 | 0 | 2,173,748 | 25,823 | 1,100,000 | 15,000 | 0 | 500,000 | 44,500 | 1,685,323 | 488,425 | 3,014,416 | 0 | 2024 |
| 2025 | 1,670,094 | 594,395 | 0 | 0 | 2,264,489 | 0 | 1,100,000 | 15,000 | 0 | 1,000,000 | 44,500 | 2,159,500 | 104,989 | 3,119,405 | 0 | 2025 |
| 2026 | 1,670,094 | 534,956 | 0 | 0 | 2,205,049 | 0 | 1,100,000 | 15,000 | 0 | 1,000,000 | 44,500 | 2,159,500 | 45,549 | 3,164,954 | 0 | 2026 |
| 2027 | 1,670,094 | 481,460 | 0 | 0 | 2,151,554 | 0 | 1,100,000 | 15,000 | 0 | 4,100,000 | 44,500 | 5,259,500 | (3,107,946) | 57,008 | 0 | 2027 |
| Total | 6,523,591 | 2,271,249 | 0 | 0 | 8,794,840 | 25,823 | 4,400,000 | 60,000 | 0 | 6,600,000 | 178,000 | 11,263,823 | | | | |

Final Balance (G - C): 57,008

- NOTES:
1. Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
 2. Debt Service Transfers reduce Future Debt Service Requirements
 3. Exempt computer aids estimated - reduced by 10% annually
 4. Reinvestment Contribution balance is to be spent on specific projects under an agreement with Gundersen

TID 15

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

TID 15

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

| | | | |
|-------------------------------------|--------------|--|------------|
| Type of District | Mixed Use | Actual Base Value | 62,802,000 |
| Actual Creation Date | 8/8/2013 | Pre-Amendment Base Value (Actual) | N/A |
| Valuation Date | Jan. 1, 2013 | Property Appreciation Factor | 0.00% |
| Maximum Life (In Years) | 20 | Current Tax Rate (Per \$1,000 EV) | \$19.82 |
| Expenditure Period (In Years) | 15 | Tax Rate Adjustment Factor (Next 2 Years) | 0.00% |
| Revenue Periods/Final Rev Year | 20 2034 | Tax Rate Adjustment Factor (Following 2 Years) | 0.00% |
| End of Expenditure Period | 8/8/2028 | Tax Rate Adjustment Factor (Thereafter) | 0.00% |
| Latest Termination Date | 8/8/2033 | Discount Rate 1 for NPV Calculation | N/A |
| Eligible for Extension/No. of Years | Yes 3 | Discount Rate 2 for NPV Calculation | N/A |
| Eligible Recipient District | No | | |

| | Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment |
|----|-------------------|-------------|----------------|---------------------|---------------------|---------------------------|----------|---------------|
| 1 | 2021 | 0 | 2022 | 0 | 42,824,200 | 2023 | 19.82 | 848,843 |
| 1 | 2022 | 0 | 2023 | 0 | 62,707,900 | 2024 | 19.82 | 1,242,969 |
| 2 | 2023 | 0 | 2024 | 0 | 65,136,400 | 2025 | 19.82 | 1,291,105 |
| 3 | 2024 | 0 | 2025 | 0 | 65,136,400 | 2026 | 19.82 | 1,291,105 |
| 4 | 2025 | 0 | 2026 | 0 | 65,136,400 | 2027 | 19.82 | 1,291,105 |
| 5 | 2026 | 0 | 2027 | 0 | 65,136,400 | 2028 | 19.82 | 1,291,105 |
| 6 | 2027 | 0 | 2028 | 0 | 65,136,400 | 2029 | 19.82 | 1,291,105 |
| 7 | 2028 | 0 | 2029 | 0 | 65,136,400 | 2030 | 19.82 | 1,291,105 |
| 8 | 2029 | 0 | 2030 | 0 | 65,136,400 | 2031 | 19.82 | 1,291,105 |
| 9 | 2030 | 0 | 2031 | 0 | 65,136,400 | 2032 | 19.82 | 1,291,105 |
| 10 | 2031 | 0 | 2032 | 0 | 65,136,400 | 2033 | 19.82 | 1,291,105 |
| 11 | 2032 | 0 | 2033 | 0 | 65,136,400 | 2034 | 19.82 | 1,291,105 |
| | | 0 | | | 0 | Future Value of Increment | | 15,002,866 |

TID 15 – Cash Flow

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

As of Dec. 31, 2022:

Cash and Investments: \$1,238,610 (A)
 Future Debt Service Requirements: \$0 (B)
 Advances from Other Funds (General Fund): \$0 (C)

| Year | Revenues | | | | | | Expenditures | | | | | | | Balances | | | Year | |
|--------------|-------------------|----------------------|------------------------|------------------------|---------------|--------------------|------------------------|-------------------|-------------------|----------------|------------------|---------------------|----------------|--------------------|--------------------|----------------|------|-------------------------|
| | Tax Increments | Exempt Computer Aids | Min. Tax Payment Chart | Min. Tax Payment Trane | Other Revenue | Total Revenues (D) | Debt Service Transfers | DA Payments Chart | DA Payments Trane | Other Expenses | Capital Outlay | Transfers to TID 18 | Admin | Total Expenses (E) | Annual (F) (D - E) | Cumulative (G) | | Future Debt Service (H) |
| 2024 | 1,242,969 | 69,516 | 0 | 0 | 0 | 1,312,485 | 0 | | 255,000 | 0 | 648,000 | 0 | 22,500 | 925,500 | 386,985 | 1,625,595 | 0 | 2024 |
| 2025 | 1,291,105 | 62,564 | 0 | 0 | 0 | 1,353,670 | 0 | | 255,000 | 0 | 350,000 | 0 | 22,500 | 627,500 | 726,170 | 2,351,765 | 0 | 2025 |
| 2026 | 1,291,105 | 56,308 | 0 | 0 | 0 | 1,347,413 | 0 | | 255,000 | 0 | 624,667 | 0 | 22,500 | 902,167 | 445,246 | 2,797,011 | 0 | 2026 |
| 2027 | 1,291,105 | 50,677 | 0 | 0 | 0 | 1,341,783 | 0 | | 255,000 | 0 | 250,000 | 0 | 22,500 | 527,500 | 814,283 | 3,611,294 | 0 | 2027 |
| 2028 | 1,291,105 | 45,609 | 0 | 0 | 0 | 1,336,715 | 0 | | 255,000 | 0 | 0 | 0 | 22,500 | 277,500 | 1,059,215 | 4,670,509 | 0 | 2028 |
| 2029 | 1,291,105 | 41,049 | 0 | 0 | 0 | 1,332,154 | 0 | | 255,000 | 0 | 0 | 0 | 22,500 | 277,500 | 1,054,654 | 5,725,163 | 0 | 2029 |
| 2030 | 1,291,105 | 36,944 | 0 | 0 | 0 | 1,328,049 | 0 | | 255,000 | 0 | 0 | 0 | 22,500 | 277,500 | 1,050,549 | 6,775,712 | 0 | 2030 |
| 2031 | 1,291,105 | 33,249 | 0 | 0 | 0 | 1,324,355 | 0 | | 255,000 | 0 | 0 | 0 | 22,500 | 277,500 | 1,046,855 | 7,822,566 | 0 | 2031 |
| 2032 | 1,291,105 | 29,924 | 0 | 0 | 0 | 1,321,030 | 0 | | 255,000 | 0 | 0 | 0 | 22,500 | 277,500 | 1,043,530 | 8,866,096 | 0 | 2032 |
| 2033 | 1,291,105 | 26,932 | 0 | 0 | 0 | 1,318,037 | 0 | | 255,000 | 0 | 0 | 0 | 22,500 | 277,500 | 1,040,537 | 9,906,634 | 0 | 2033 |
| 2034 | 1,291,105 | 24,239 | 0 | 0 | 0 | 1,315,344 | 0 | | 0 | 0 | 0 | 0 | 22,500 | 22,500 | 1,292,844 | 11,199,478 | 0 | 2034 |
| Total | 14,154,023 | 477,011 | 0 | 0 | 0 | 14,631,035 | 0 | 0 | 2,550,000 | 0 | 1,224,667 | 0 | 247,500 | 4,670,167 | | | | |

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

- NOTES:**
1. City development agreement with Chart calls for distribution of 85% of tax increment not to exceed a cumulative amount of \$1,500,000 - payments are estimated
 2. City development agreement with Trane calls for distribution of 90% of tax increment not to exceed a cumulative amount of \$5,500,000 - payments are estimated
 3. Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
 4. Debt Service Transfers reduce Future Debt Service Requirements

TID 16

- Created 2014
- Project plan amendment in 2019 donor to TID 12
- Project plan amendment in 2020 donor to TID 18

TID 16

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

| | | | |
|-------------------------------------|--------------|--|------------|
| Type of District | Mixed Use | Actual Base Value | 18,087,300 |
| Actual Creation Date | 6/12/2014 | Pre-Amendment Base Value (Actual) | N/A |
| Valuation Date | Jan. 1, 2014 | Property Appreciation Factor | 0.00% |
| Maximum Life (In Years) | 20 | Current Tax Rate (Per \$1,000 EV) | \$19.82 |
| Expenditure Period (In Years) | 15 | Tax Rate Adjustment Factor (Next 2 Years) | 0.00% |
| Revenue Periods/Final Rev Year | 20 2035 | Tax Rate Adjustment Factor (Following 2 Years) | 0.00% |
| End of Expenditure Period | 6/12/2029 | Tax Rate Adjustment Factor (Thereafter) | 0.00% |
| Latest Termination Date | 6/12/2034 | Discount Rate 1 for NPV Calculation | N/A |
| Eligible for Extension/No. of Years | Yes 3 | Discount Rate 2 for NPV Calculation | N/A |
| Eligible Recipient District | No | | |

| | Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment |
|----|-------------------|-------------|----------------|---------------------|---------------------|---------------------------|----------|---------------|
| 1 | 2022 | 0 | 2023 | 0 | 39,835,100 | 2024 | 19.82 | 789,594 |
| 2 | 2023 | 0 | 2024 | 0 | 39,056,300 | 2025 | 19.82 | 774,157 |
| 3 | 2024 | 0 | 2025 | 0 | 39,056,300 | 2026 | 19.82 | 774,157 |
| 4 | 2025 | 0 | 2026 | 0 | 39,056,300 | 2027 | 19.82 | 774,157 |
| 5 | 2026 | 0 | 2027 | 0 | 39,056,300 | 2028 | 19.82 | 774,157 |
| 6 | 2027 | 0 | 2028 | 0 | 39,056,300 | 2029 | 19.82 | 774,157 |
| 7 | 2028 | 0 | 2029 | 0 | 39,056,300 | 2030 | 19.82 | 774,157 |
| 8 | 2029 | 0 | 2030 | 0 | 39,056,300 | 2031 | 19.82 | 774,157 |
| 9 | 2030 | 0 | 2031 | 0 | 39,056,300 | 2032 | 19.82 | 774,157 |
| 10 | 2031 | 0 | 2032 | 0 | 39,056,300 | 2033 | 19.82 | 774,157 |
| 11 | 2032 | 0 | 2033 | 0 | 39,056,300 | 2034 | 19.82 | 774,157 |
| 12 | 2033 | 0 | 2034 | 0 | 39,056,300 | 2035 | 19.82 | 774,157 |
| | | 0 | | | 0 | Future Value of Increment | | 9,305,321 |

TID 16 – Cash Flow

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

As of Dec. 31, 2023:

Cash and Investments: **\$200,417 (A)**
 Future Debt Service Requirements: **\$104,839 (B)**
 Advances from Other Funds (General Fund): **\$0 (C)**

| Year | Revenues | | | | Expenditures | | | | | | | Balances | | | Year |
|--------------|------------------|----------------------|---------------|--------------------|------------------------|------------------|---------------|----------------|---------------------|----------------|--------------------|--------------------|------------------|-------------------------|------|
| | Tax Increments | Exempt Computer Aids | Other Revenue | Total Revenues (D) | Debt Service Transfers | Capital Outlay | Trane Plant 6 | Other Expenses | Transfers to TID 18 | Admin | Total Expenses (E) | Annual (F) (D - E) | Cumulative (G) | Future Debt Service (H) | |
| 2024 | 789,594 | 0 | 0 | 789,594 | 104,839 | 250,000 | 0 | 0 | 0 | 14,600 | 369,439 | 420,155 | 620,572 | 0 | 2024 |
| 2025 | 774,157 | 0 | 0 | 774,157 | 0 | 460,000 | 0 | 0 | 0 | 14,600 | 474,600 | 299,557 | 920,129 | 0 | 2025 |
| 2026 | 774,157 | 0 | 0 | 774,157 | 0 | 221,000 | 0 | 0 | 0 | 14,600 | 235,600 | 538,557 | 1,458,686 | 0 | 2026 |
| 2027 | 774,157 | 0 | 0 | 774,157 | 0 | 1,031,000 | 0 | 0 | 0 | 14,600 | 1,045,600 | (271,443) | 1,187,243 | 0 | 2027 |
| 2028 | 774,157 | 0 | 0 | 774,157 | 0 | 0 | 0 | 0 | 0 | 14,600 | 14,600 | 759,557 | 1,946,800 | 0 | 2028 |
| 2029 | 774,157 | 0 | 0 | 774,157 | 0 | 0 | 0 | 0 | 0 | 14,600 | 14,600 | 759,557 | 2,706,357 | 0 | 2029 |
| 2030 | 774,157 | 0 | 0 | 774,157 | 0 | 0 | 0 | 0 | 0 | 14,600 | 14,600 | 759,557 | 3,465,914 | 0 | 2030 |
| 2031 | 774,157 | 0 | 0 | 774,157 | 0 | 0 | 0 | 0 | 0 | 14,600 | 14,600 | 759,557 | 4,225,471 | 0 | 2031 |
| 2032 | 774,157 | 0 | 0 | 774,157 | 0 | 0 | 0 | 0 | 0 | 14,600 | 14,600 | 759,557 | 4,985,028 | 0 | 2032 |
| 2033 | 774,157 | 0 | 0 | 774,157 | 0 | 0 | 0 | 0 | 0 | 14,600 | 14,600 | 759,557 | 5,744,585 | 0 | 2033 |
| 2034 | 774,157 | 0 | 0 | 774,157 | 0 | 0 | 0 | 0 | 0 | 14,600 | 14,600 | 759,557 | 6,504,142 | 0 | 2034 |
| 2035 | 774,157 | 0 | 0 | 774,157 | 0 | 0 | 0 | 0 | 0 | 14,600 | 14,600 | 759,557 | 7,263,699 | 0 | 2035 |
| Total | 9,305,321 | 0 | 0 | 9,305,321 | 104,839 | 1,962,000 | 0 | 0 | 0 | 175,200 | 2,242,039 | | | | |

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

NOTES:

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

TID 17

- Created 2015
- Project Plan and Boundary Amendment 2019
- Project plan amendment in 2019 donor to TID 12
- Project plan amendment in 2020 donor to TID 18
- Boundary and Project Plan Amendment 2023

TID 17

Tax Increment District No. 17 (Downtown North) Tax Increment Projection Worksheet

| | | | |
|-------------------------------------|--------------|--|------------|
| Type of District | Mixed Use | Actual Base Value | 11,744,600 |
| Actual Creation Date | 9/29/2015 | Pre-Amendment Base Value (Actual) | N/A |
| Valuation Date | Jan. 1, 2015 | Property Appreciation Factor | 0.00% |
| Maximum Life (In Years) | 20 | Current Tax Rate (Per \$1,000 EV) | \$19.82 |
| Expenditure Period (In Years) | 15 | Tax Rate Adjustment Factor (Next 2 Years) | 0.00% |
| Revenue Periods/Final Rev Year | 20 2036 | Tax Rate Adjustment Factor (Following 2 Years) | 0.00% |
| End of Expenditure Period | 9/29/2030 | Tax Rate Adjustment Factor (Thereafter) | 0.00% |
| Latest Termination Date | 9/29/2035 | Discount Rate 1 for NPV Calculation | N/A |
| Eligible for Extension/No. of Years | Yes 3 | Discount Rate 2 for NPV Calculation | N/A |
| Eligible Recipient District | No | | |

| | Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment |
|----|-------------------|-------------|----------------|---------------------|---------------------|---------------------------|----------|---------------|
| 1 | 2022 | 0 | 2023 | 0 | 107,040,200 | 2024 | 19.82 | 2,121,704 |
| 2 | 2023 | 0 | 2024 | 0 | 91,991,700 | 2025 | 19.82 | 1,823,420 |
| 3 | 2024 | 0 | 2025 | 0 | 91,991,700 | 2026 | 19.82 | 1,823,420 |
| 4 | 2025 | 0 | 2026 | 0 | 91,991,700 | 2027 | 19.82 | 1,823,420 |
| 5 | 2026 | 0 | 2027 | 0 | 91,991,700 | 2028 | 19.82 | 1,823,420 |
| 6 | 2027 | 0 | 2028 | 0 | 91,991,700 | 2029 | 19.82 | 1,823,420 |
| 7 | 2028 | 0 | 2029 | 0 | 91,991,700 | 2030 | 19.82 | 1,823,420 |
| 8 | 2029 | 0 | 2030 | 0 | 91,991,700 | 2031 | 19.82 | 1,823,420 |
| 9 | 2030 | 0 | 2031 | 0 | 91,991,700 | 2032 | 19.82 | 1,823,420 |
| 10 | 2031 | 0 | 2032 | 0 | 91,991,700 | 2033 | 19.82 | 1,823,420 |
| 11 | 2032 | 0 | 2033 | 0 | 91,991,700 | 2034 | 19.82 | 1,823,420 |
| 12 | 2033 | 0 | 2034 | 0 | 91,991,700 | 2035 | 19.82 | 1,823,420 |
| 13 | 2034 | 0 | 2035 | 0 | 91,991,700 | 2036 | 19.82 | 1,823,420 |
| | | 0 | | | 0 | Future Value of Increment | | 24,002,739 |

TID 17 – Cash Flow

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

As of Dec. 31, 2023:

Cash and Investments: **\$1,582,331 (A)**
 Future Debt Service Requirements: **\$9,687,891 (B)**
 Advances from Other Funds (General Fund): **\$0 (C)**

| Year | Revenues | | | | Expenditures | | | | | | | Balances | | | Year |
|--------------|-------------------|----------------------|---------------|--------------------|------------------------|--------------------------|------------------|----------------|---------------------|----------------|--------------------|--------------------|----------------|---------------------|------|
| | Tax Increments | Exempt Computer Aids | Other Revenue | Total Revenues (D) | Debt Service Transfers | DA Payments 333 Front St | Capital Outlay | Other Expenses | Transfers to TID 18 | Admin | Total Expenses (E) | Annual (F) (D - E) | Cumulative (G) | Future Debt Service | |
| 2024 | 2,121,704 | 0 | 0 | 2,121,704 | 1,078,031 | 0 | | 0 | 0 | 40,000 | 1,078,031 | 1,043,673 | 2,626,004 | 8,609,860 | 2024 |
| 2025 | 1,823,420 | 0 | 0 | 1,823,420 | 1,080,831 | 0 | | 0 | 0 | 40,000 | 1,080,831 | 742,588 | 3,368,592 | 7,529,028 | 2025 |
| 2026 | 1,823,420 | 0 | 0 | 1,823,420 | 1,077,431 | 280,000 | | 0 | 0 | 40,000 | 1,357,431 | 465,988 | 3,834,581 | 6,451,597 | 2026 |
| 2027 | 1,823,420 | 0 | 0 | 1,823,420 | 1,070,681 | 280,000 | 1,000,000 | 0 | 0 | 40,000 | 2,350,681 | (527,262) | 3,307,319 | 5,380,916 | 2027 |
| 2028 | 1,823,420 | 0 | 0 | 1,823,420 | 1,062,431 | 280,000 | 4,500,000 | 0 | 0 | 40,000 | 5,842,431 | (4,019,012) | (711,693) | 4,318,485 | 2028 |
| 2029 | 1,823,420 | 0 | 0 | 1,823,420 | 1,064,544 | | | 0 | 0 | 40,000 | 1,064,544 | 758,876 | 47,183 | 3,253,941 | 2029 |
| 2030 | 1,823,420 | 0 | 0 | 1,823,420 | 1,063,150 | | | 0 | 0 | 40,000 | 1,063,150 | 760,270 | 807,453 | 2,190,791 | 2030 |
| 2031 | 1,823,420 | 0 | 0 | 1,823,420 | 1,065,188 | | | 0 | 0 | 40,000 | 1,065,188 | 758,232 | 1,565,685 | 1,125,603 | 2031 |
| 2032 | 1,823,420 | 0 | 0 | 1,823,420 | 1,125,603 | | | 0 | 0 | 40,000 | 1,125,603 | 697,817 | 2,263,501 | 0 | 2032 |
| 2033 | 1,823,420 | 0 | 0 | 1,823,420 | | | | 0 | 0 | 40,000 | 0 | 1,823,420 | 4,086,921 | 0 | 2033 |
| 2034 | 1,823,420 | 0 | 0 | 1,823,420 | | | | 0 | 0 | 40,000 | 0 | 1,823,420 | 5,910,340 | 0 | 2034 |
| 2035 | 1,823,420 | 0 | 0 | 1,823,420 | | | | 0 | 0 | 40,000 | 0 | 1,823,420 | 7,733,760 | 0 | 2035 |
| 2036 | 1,823,420 | 0 | 0 | 1,823,420 | | | | 0 | 0 | 40,000 | 0 | 1,823,420 | 9,557,179 | 0 | 2036 |
| Total | 24,002,739 | 0 | 0 | 24,002,739 | 9,687,891 | 840,000 | 5,500,000 | 0 | 0 | 520,000 | 16,027,891 | | | | |

NOTES:

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

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

TID 18

- Created 2020
- Project Plan Amendment in 2022
- Boundary and Project Plan Amendment in 2023
- When reviewing cash flow, donor TIDs have ample resources to cover cash flow deficits in the future
 - ✓ Transfers will take into consideration actual tax increment from TID 18 and anticipated capital costs

TID 18

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

| | | | |
|-------------------------------------|---------------|--|---------|
| Type of District | Blighted Area | Actual Base Value | N/A |
| Actual Creation Date | 7/9/2020 | Pre-Amendment Base Value (Actual) | N/A |
| Valuation Date | Jan. 1, 2020 | Property Appreciation Factor | 0.00% |
| Maximum Life (In Years) | 27 | Current Tax Rate (Per \$1,000 EV) | \$19.82 |
| Expenditure Period (In Years) | 22 | Tax Rate Adjustment Factor (Next 2 Years) | 0.00% |
| Revenue Periods/Final Rev Year | 27 2048 | Tax Rate Adjustment Factor (Following 2 Years) | 0.00% |
| End of Expenditure Period | 7/9/2042 | Tax Rate Adjustment Factor (Thereafter) | 0.00% |
| Latest Termination Date | 7/9/2047 | Discount Rate 1 for NPV Calculation | N/A |
| Eligible for Extension/No. of Years | Yes 3 | Discount Rate 2 for NPV Calculation | N/A |
| Eligible Recipient District | Yes | | |

| | Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment |
|----|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------|
| 1 | 2022 | 0 | 2023 | 0 | 559,500 | 2024 | 19.82 | 11,090 |
| 2 | 2023 | 0 | 2024 | 0 | 4,400,200 | 2025 | 19.82 | 87,219 |
| 3 | 2024 | 0 | 2025 | 0 | 4,400,200 | 2026 | 19.82 | 87,219 |
| 4 | 2025 | 0 | 2026 | 0 | 4,400,200 | 2027 | 19.82 | 87,219 |
| 5 | 2026 | 0 | 2027 | 0 | 4,400,200 | 2028 | 19.82 | 87,219 |
| 6 | 2027 | 0 | 2028 | 0 | 4,400,200 | 2029 | 19.82 | 87,219 |
| 7 | 2028 | 0 | 2029 | 0 | 4,400,200 | 2030 | 19.82 | 87,219 |
| 8 | 2029 | 0 | 2030 | 0 | 4,400,200 | 2031 | 19.82 | 87,219 |
| 9 | 2030 | 0 | 2031 | 0 | 4,400,200 | 2032 | 19.82 | 87,219 |
| 10 | 2031 | 0 | 2032 | 0 | 4,400,200 | 2033 | 19.82 | 87,219 |
| 11 | 2032 | 0 | 2033 | 0 | 4,400,200 | 2034 | 19.82 | 87,219 |
| 12 | 2033 | 0 | 2034 | 0 | 4,400,200 | 2035 | 19.82 | 87,219 |
| 13 | 2034 | 0 | 2035 | 0 | 4,400,200 | 2036 | 19.82 | 87,219 |
| 14 | 2035 | 0 | 2036 | 0 | 4,400,200 | 2037 | 19.82 | 87,219 |
| 15 | 2036 | 0 | 2037 | 0 | 4,400,200 | 2038 | 19.82 | 87,219 |
| 16 | 2037 | 0 | 2038 | 0 | 4,400,200 | 2039 | 19.82 | 87,219 |
| 17 | 2038 | 0 | 2039 | 0 | 4,400,200 | 2040 | 19.82 | 87,219 |
| 18 | 2039 | 0 | 2040 | 0 | 4,400,200 | 2041 | 19.82 | 87,219 |
| 19 | 2040 | 0 | 2041 | 0 | 4,400,200 | 2042 | 19.82 | 87,219 |
| 20 | 2041 | 0 | 2042 | 0 | 4,400,200 | 2043 | 19.82 | 87,219 |
| 21 | 2042 | 0 | 2043 | 0 | 4,400,200 | 2044 | 19.82 | 87,219 |
| 22 | 2043 | 0 | 2044 | 0 | 4,400,200 | 2045 | 19.82 | 87,219 |
| 23 | 2044 | 0 | 2045 | 0 | 4,400,200 | 2046 | 19.82 | 87,219 |
| 24 | 2045 | 0 | 2046 | 0 | 4,400,200 | 2047 | 19.82 | 87,219 |
| 25 | 2046 | 0 | 2047 | 0 | 4,400,200 | 2048 | 19.82 | 87,219 |
| | | 0 | | 0 | | | | |

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

TID 18 – Cash Flow

City of La Crosse, WI

Tax Increment District No. 18

Cash Flow Projection

| Year | REVENUES | | | | | | | | | | Phase I Fill RDA Rev \$3,000,000 2021 | Causeway / A RDA Rev \$3,890,000 2022 | EXPENDITURES | | | | | | | BALANCES | | Year |
|-------|-------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|--------------------|------------------|-------------------|--|--|------------------------|----------------|-------------------------|--------------------|----------------------|-----------|-----------------------|----------|------------|------|
| | Tax Increments | TID 11 Donor Revenues | TID 13 Donor Revenues | TID 14 Donor Revenues | TID 15 Donor Revenues | TID 16 Donor Revenues | TID 17 Donor Revenues | Loan Repayments | Debt Proceeds | Total Revenues | | | Develop. Incentives | Other Costs | Property Acquisition | Operating Costs | Engineering, etc. | Admin. | Total Expenditures | Annual | Cumulative | |
| 2024 | 11,090 | 0 | 1,300,000 | 500,000 | 0 | 0 | 0 | 0 | 0 | 1,811,090 | 1.89% Int. Only 56,700 | 2.52% Int. Only 98,028 | | | | 100,000 | 1,794,728 | 16,362 | 19,967 | 2023 | | |
| 2025 | 87,219 | 0 | 0 | 1,000,000 | 0 | 0 | 0 | 0 | 0 | 1,087,219 | 56,700 | 98,028 | 159,800 | 500,000 | | 100,000 | 1,014,528 | 72,691 | 109,020 | 2025 | | |
| 2026 | 87,219 | 0 | 3,000,000 | 1,000,000 | 0 | 0 | 0 | 0 | 0 | 4,087,219 | 3,056,700 | 98,028 | 159,800 | 500,000 | | 100,000 | 4,014,528 | 72,691 | 181,711 | 2026 | | |
| 2027 | 87,219 | 0 | 5,000,000 | 4,100,000 | 0 | 0 | 0 | 0 | 0 | 9,187,219 | | 3,988,028 | 159,800 | 500,000 | | 100,000 | 4,847,828 | 4,339,391 | 4,521,102 | 2027 | | |
| 2028 | 87,219 | 0 | 5,000,000 | | 0 | 0 | 0 | 0 | 0 | 5,087,219 | | | 159,800 | 487,000 | | 100,000 | 846,800 | 4,240,419 | 8,761,521 | 2028 | | |
| 2029 | 87,219 | 0 | 5,000,000 | | 0 | 0 | 0 | 0 | 0 | 5,087,219 | | | 159,800 | | | 100,000 | 359,800 | 4,727,419 | 13,488,939 | 2029 | | |
| 2030 | 87,219 | 0 | 8,150,000 | | 0 | 0 | 0 | 0 | 0 | 8,237,219 | | | 159,800 | | | 100,000 | 359,800 | 7,877,419 | 21,366,358 | 2030 | | |
| 2031 | 87,219 | 0 | | | 0 | 0 | 0 | 0 | 0 | 87,219 | | | 159,800 | | | 100,000 | 359,800 | (272,581) | 21,093,777 | 2031 | | |
| 2032 | 87,219 | | | | 0 | 0 | 0 | 0 | 0 | 87,219 | | | 159,800 | | | 100,000 | 359,800 | (272,581) | 20,821,196 | 2032 | | |
| 2033 | 87,219 | | | | 0 | 0 | 0 | 0 | 0 | 87,219 | | | 159,800 | | | 100,000 | 359,800 | (272,581) | 20,548,615 | 2033 | | |
| 2034 | 87,219 | | | | 0 | 0 | 0 | 0 | 0 | 87,219 | | | 159,800 | | | 100,000 | 359,800 | (272,581) | 20,276,034 | 2034 | | |
| 2035 | 87,219 | | | | | 0 | 55,000 | 0 | 0 | 142,219 | | | 159,800 | | | 100,000 | 259,800 | (117,581) | 20,158,453 | 2035 | | |
| 2036 | 87,219 | | | | | | 55,000 | 0 | 0 | 142,219 | | | 159,800 | | | 100,000 | 259,800 | (117,581) | 20,040,871 | 2036 | | |
| 2037 | 87,219 | | | | | | 55,000 | 0 | 0 | 142,219 | | | 159,800 | | | 100,000 | 259,800 | (117,581) | 19,923,290 | 2037 | | |
| 2038 | 87,219 | | | | | | 55,000 | 0 | 0 | 142,219 | | | 159,800 | | | 100,000 | 259,800 | (117,581) | 19,805,709 | 2038 | | |
| 2039 | 87,219 | | | | | | 55,000 | 0 | 0 | 142,219 | | | 159,800 | | | 100,000 | 259,800 | (117,581) | 19,688,128 | 2039 | | |
| 2040 | 87,219 | | | | | | 55,000 | 0 | 0 | 142,219 | | | 159,800 | | | 100,000 | 259,800 | (117,581) | 19,570,547 | 2040 | | |
| 2041 | 87,219 | | | | | | 55,000 | 0 | 0 | 142,219 | | | 159,800 | | | 100,000 | 259,800 | (117,581) | 19,452,966 | 2041 | | |
| 2042 | 87,219 | | | | | | 55,000 | 0 | 0 | 142,219 | | | 159,800 | | | 100,000 | 259,800 | (117,581) | 19,335,385 | 2042 | | |
| 2043 | 87,219 | | | | | | 55,000 | 0 | 0 | 142,219 | | | 159,800 | | | 100,000 | 259,800 | (117,581) | 19,217,803 | 2043 | | |
| 2044 | 87,219 | | | | | | 55,000 | 0 | 0 | 142,219 | | | 159,800 | | | 100,000 | 259,800 | (117,581) | 19,100,222 | 2044 | | |
| 2045 | 87,219 | | | | | | 0 | 0 | 0 | 87,219 | | | 159,800 | | | 100,000 | 259,800 | (172,581) | 18,927,641 | 2045 | | |
| 2046 | 87,219 | | | | | | 0 | 0 | 0 | 87,219 | | | 159,800 | | | 100,000 | 259,800 | (172,581) | 18,755,060 | 2046 | | |
| 2047 | 87,219 | | | | | | 0 | 0 | 0 | 87,219 | | | 159,800 | | | 100,000 | 259,800 | (172,581) | 18,582,479 | 2047 | | |
| 2048 | 87,219 | | | | | | 0 | 0 | 0 | 87,219 | | | 159,800 | | | 100,000 | 259,800 | (172,581) | 18,409,898 | 2048 | | |
| Total | 2,118,758 | 0 | 32,050,000 | 10,600,000 | 0 | 0 | 0 | 550,000 | 3,890,000 | 49,208,758 | 3,225,698 | 4,282,112 | 3,835,200 | 2,127,000 | 1,300,000 | 1,100,000 | 0 | 2,600,000 | 18,470,010 | Total | | |

Notes:
 * Donor TID revenues are estimated based on projected expenditure requirements. Revenue can be shared from any eligible donor TID.
 * Borrowed proceeds are not shown as revenues. Expenditures are shown net of costs funded from borrowed proceeds.
 * Eligible Donor TIDs: 11, 13, 14, 15, 16, 17

TID 19

- Created 2020

TID 19

Tax Increment District No. 19 (Kmart) Tax Increment Projection Worksheet

| | | | |
|-------------------------------------|---------------|--|------------|
| Type of District | Blighted Area | Actual Base Value | 11,744,600 |
| Actual Creation Date | 7/9/2020 | Pre-Amendment Base Value (Actual) | N/A |
| Valuation Date | Jan. 1, 2020 | Property Appreciation Factor | 0.00% |
| Maximum Life (In Years) | 27 | Current Tax Rate (Per \$1,000 EV) | \$19.82 |
| Expenditure Period (In Years) | 22 | Tax Rate Adjustment Factor (Next 2 Years) | 0.00% |
| Revenue Periods/Final Rev Year | 27 2048 | Tax Rate Adjustment Factor (Following 2 Years) | 0.00% |
| End of Expenditure Period | 7/9/2042 | Tax Rate Adjustment Factor (Thereafter) | 0.00% |
| Latest Termination Date | 7/9/2047 | Discount Rate 1 for NPV Calculation | N/A |
| Eligible for Extension/No. of Years | Yes 3 | Discount Rate 2 for NPV Calculation | N/A |
| Eligible Recipient District | Yes | | |

| | Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment |
|----|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------|
| 1 | 2022 | 0 | 2023 | 0 | 0 | 2024 | 19.82 | 0 |
| 2 | 2023 | 0 | 2024 | 0 | 0 | 2025 | 19.82 | 0 |
| 3 | 2024 | 0 | 2025 | 0 | 0 | 2026 | 19.82 | 0 |
| 4 | 2025 | 0 | 2026 | 0 | 0 | 2027 | 19.82 | 0 |
| 5 | 2026 | 0 | 2027 | 0 | 0 | 2028 | 19.82 | 0 |
| 6 | 2027 | 0 | 2028 | 0 | 0 | 2029 | 19.82 | 0 |
| 7 | 2028 | 0 | 2029 | 0 | 0 | 2030 | 19.82 | 0 |
| 8 | 2029 | 0 | 2030 | 0 | 0 | 2031 | 19.82 | 0 |
| 9 | 2030 | 0 | 2031 | 0 | 0 | 2032 | 19.82 | 0 |
| 10 | 2031 | 0 | 2032 | 0 | 0 | 2033 | 19.82 | 0 |
| 11 | 2032 | 0 | 2033 | 0 | 0 | 2034 | 19.82 | 0 |
| 12 | 2033 | 0 | 2034 | 0 | 0 | 2035 | 19.82 | 0 |
| 13 | 2034 | 0 | 2035 | 0 | 0 | 2036 | 19.82 | 0 |
| 14 | 2035 | 0 | 2036 | 0 | 0 | 2037 | 19.82 | 0 |
| 15 | 2036 | 0 | 2037 | 0 | 0 | 2038 | 19.82 | 0 |
| 16 | 2037 | 0 | 2038 | 0 | 0 | 2039 | 19.82 | 0 |
| 17 | 2038 | 0 | 2039 | 0 | 0 | 2040 | 19.82 | 0 |
| 18 | 2039 | 0 | 2040 | 0 | 0 | 2041 | 19.82 | 0 |
| 19 | 2040 | 0 | 2041 | 0 | 0 | 2042 | 19.82 | 0 |
| 20 | 2041 | 0 | 2042 | 0 | 0 | 2043 | 19.82 | 0 |
| 21 | 2042 | 0 | 2043 | 0 | 0 | 2044 | 19.82 | 0 |
| 22 | 2043 | 0 | 2044 | 0 | 0 | 2045 | 19.82 | 0 |
| 23 | 2044 | 0 | 2045 | 0 | 0 | 2046 | 19.82 | 0 |
| 24 | 2045 | 0 | 2046 | 0 | 0 | 2047 | 19.82 | 0 |
| 25 | 2046 | 0 | 2047 | 0 | 0 | 2048 | 19.82 | 0 |
| | | 0 | | 0 | | | | |

Future Value of Increment 0

TID 19 – Cash Flow

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

As of Dec. 31, 2023:
Cash and Investments: \$9,185 (A)
Future Debt Service Requirements: \$0 (B)
Advances from Other Funds (General Fund): \$10,000 (C)

| Year | Revenues | | | | Expenditures | | | | Balances | | | Year |
|--------------|----------------|----------------------|---------------|--------------------|------------------------|----------------|----------------|--------------------|--------------------|----------------|---------------------|------|
| | Tax Increments | Exempt Computer Aids | Other Revenue | Total Revenues (D) | Debt Service Transfers | Other Expenses | Admin | Total Expenses (E) | Annual (F) (D - E) | Cumulative (G) | Future Debt Service | |
| 2024 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | 4,185 | 0 | 2024 |
| 2025 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (815) | 0 | 2025 |
| 2026 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (5,815) | 0 | 2026 |
| 2027 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (10,815) | 0 | 2027 |
| 2028 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (15,815) | 0 | 2028 |
| 2029 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (20,815) | 0 | 2029 |
| 2030 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (25,815) | 0 | 2030 |
| 2031 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (30,815) | 0 | 2031 |
| 2032 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (35,815) | 0 | 2032 |
| 2033 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (40,815) | 0 | 2033 |
| 2034 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (45,815) | 0 | 2034 |
| 2035 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (50,815) | 0 | 2035 |
| 2036 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (55,815) | 0 | 2036 |
| 2037 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (60,815) | 0 | 2037 |
| 2038 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (65,815) | 0 | 2038 |
| 2039 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (70,815) | 0 | 2039 |
| 2040 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (75,815) | 0 | 2040 |
| 2041 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (80,815) | 0 | 2041 |
| 2042 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (85,815) | 0 | 2042 |
| 2043 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (90,815) | 0 | 2043 |
| 2044 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (95,815) | 0 | 2044 |
| 2045 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (100,815) | 0 | 2045 |
| 2046 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (105,815) | 0 | 2046 |
| 2047 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (110,815) | 0 | 2047 |
| 2048 | 0 | 0 | 0 | 0 | | 0 | 5,000 | 5,000 | (5,000) | (115,815) | 0 | 2048 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 | 125,000 | 125,000 | | | | |

NOTES:

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

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

TID 20

- Created 2020

TID 20

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

| | | | |
|-------------------------------------|---------------|--|------------|
| Type of District | Blighted Area | Actual Base Value | 11,744,600 |
| Actual Creation Date | 7/9/2020 | Pre-Amendment Base Value (Actual) | N/A |
| Valuation Date | Jan. 1, 2020 | Property Appreciation Factor | 0.00% |
| Maximum Life (In Years) | 27 | Current Tax Rate (Per \$1,000 EV) | \$19.82 |
| Expenditure Period (In Years) | 22 | Tax Rate Adjustment Factor (Next 2 Years) | 0.00% |
| Revenue Periods/Final Rev Year | 27 2048 | Tax Rate Adjustment Factor (Following 2 Years) | 0.00% |
| End of Expenditure Period | 7/9/2042 | Tax Rate Adjustment Factor (Thereafter) | 0.00% |
| Latest Termination Date | 7/9/2047 | Discount Rate 1 for NPV Calculation | N/A |
| Eligible for Extension/No. of Years | Yes 3 | Discount Rate 2 for NPV Calculation | N/A |
| Eligible Recipient District | Yes | | |

| | Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment |
|----|-------------------|-------------|----------------|---------------------|---------------------|--------------|----------|---------------|
| 1 | 2022 | 0 | 2023 | 0 | 0 | 2024 | 19.82 | 0 |
| 2 | 2023 | 0 | 2024 | 0 | 18,900 | 2025 | 19.82 | 375 |
| 3 | 2024 | 0 | 2025 | 0 | 18,900 | 2026 | 19.82 | 375 |
| 4 | 2025 | 0 | 2026 | 0 | 18,900 | 2027 | 19.82 | 375 |
| 5 | 2026 | 0 | 2027 | 0 | 18,900 | 2028 | 19.82 | 375 |
| 6 | 2027 | 0 | 2028 | 0 | 18,900 | 2029 | 19.82 | 375 |
| 7 | 2028 | 0 | 2029 | 0 | 18,900 | 2030 | 19.82 | 375 |
| 8 | 2029 | 0 | 2030 | 0 | 18,900 | 2031 | 19.82 | 375 |
| 9 | 2030 | 0 | 2031 | 0 | 18,900 | 2032 | 19.82 | 375 |
| 10 | 2031 | 0 | 2032 | 0 | 18,900 | 2033 | 19.82 | 375 |
| 11 | 2032 | 0 | 2033 | 0 | 18,900 | 2034 | 19.82 | 375 |
| 12 | 2033 | 0 | 2034 | 0 | 18,900 | 2035 | 19.82 | 375 |
| 13 | 2034 | 0 | 2035 | 0 | 18,900 | 2036 | 19.82 | 375 |
| 14 | 2035 | 0 | 2036 | 0 | 18,900 | 2037 | 19.82 | 375 |
| 15 | 2036 | 0 | 2037 | 0 | 18,900 | 2038 | 19.82 | 375 |
| 16 | 2037 | 0 | 2038 | 0 | 18,900 | 2039 | 19.82 | 375 |
| 17 | 2038 | 0 | 2039 | 0 | 18,900 | 2040 | 19.82 | 375 |
| 18 | 2039 | 0 | 2040 | 0 | 18,900 | 2041 | 19.82 | 375 |
| 19 | 2040 | 0 | 2041 | 0 | 18,900 | 2042 | 19.82 | 375 |
| 20 | 2041 | 0 | 2042 | 0 | 18,900 | 2043 | 19.82 | 375 |
| 21 | 2042 | 0 | 2043 | 0 | 18,900 | 2044 | 19.82 | 375 |
| 22 | 2043 | 0 | 2044 | 0 | 18,900 | 2045 | 19.82 | 375 |
| 23 | 2044 | 0 | 2045 | 0 | 18,900 | 2046 | 19.82 | 375 |
| 24 | 2045 | 0 | 2046 | 0 | 18,900 | 2047 | 19.82 | 375 |
| 25 | 2046 | 0 | 2047 | 0 | 18,900 | 2048 | 19.82 | 375 |
| | | 0 | | 0 | | | | |

Future Value of Increment **4,496**

TID 20 - Cash Flow

As of Dec. 31, 2023:

| | | |
|---|--|---------------------|
| Tax Increment District No. 20 (Bridgeview Plaza) | Cash and Investments: | \$29,546 (A) |
| Cash Flow Pro Forma | Future Debt Service Requirements: | \$0 (B) |
| | Advances from Other Funds (General Fund): | \$0 (C) |

| Year | Revenues | | | | Expenditures | | | Balances | | | Year |
|--------------|----------------|----------------------|---------------|--------------------|----------------|----------------|--------------------|--------------------|----------------|---------------------|------|
| | Tax Increments | Exempt Computer Aids | Other Revenue | Total Revenues (D) | Other Expenses | Admin | Total Expenses (E) | Annual (F) (D - E) | Cumulative (G) | Future Debt Service | |
| 2024 | 0 | 0 | 0 | 0 | 0 | 5,000 | 5,000 | (5,000) | 24,546 | 0 | 2024 |
| 2025 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | 19,921 | 0 | 2025 |
| 2026 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | 15,295 | 0 | 2026 |
| 2027 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | 10,670 | 0 | 2027 |
| 2028 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | 6,045 | 0 | 2028 |
| 2029 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | 1,419 | 0 | 2029 |
| 2030 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (3,206) | 0 | 2030 |
| 2031 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (7,832) | 0 | 2031 |
| 2032 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (12,457) | 0 | 2032 |
| 2033 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (17,082) | 0 | 2033 |
| 2034 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (21,708) | 0 | 2034 |
| 2035 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (26,333) | 0 | 2035 |
| 2036 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (30,958) | 0 | 2036 |
| 2037 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (35,584) | 0 | 2037 |
| 2038 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (40,209) | 0 | 2038 |
| 2039 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (44,835) | 0 | 2039 |
| 2040 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (49,460) | 0 | 2040 |
| 2041 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (54,085) | 0 | 2041 |
| 2042 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (58,711) | 0 | 2042 |
| 2043 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (63,336) | 0 | 2043 |
| 2044 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (67,961) | 0 | 2044 |
| 2045 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (72,587) | 0 | 2045 |
| 2046 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (77,212) | 0 | 2046 |
| 2047 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (81,838) | 0 | 2047 |
| 2048 | 375 | 0 | 0 | 375 | 0 | 5,000 | 5,000 | (4,625) | (86,463) | 0 | 2048 |
| Total | 8,991 | 0 | 0 | 8,991 | 0 | 125,000 | 125,000 | | | | |

NOTES:

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

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

TID 21

- Created 2023

TID 21

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

| | | | |
|-------------------------------------|----------------|--|------------|
| Type of District | Rehabilitation | Actual Base Value | 11,744,600 |
| Actual Creation Date | 7/13/2023 | Pre-Amendment Base Value (Actual) | N/A |
| Valuation Date | Jan. 1, 2023 | Property Appreciation Factor | 0.00% |
| Maximum Life (In Years) | 27 | Current Tax Rate (Per \$1,000 EV) | \$19.82 |
| Expenditure Period (In Years) | 22 | Tax Rate Adjustment Factor (Next 2 Years) | 0.00% |
| Revenue Periods/Final Rev Year | 27 2051 | Tax Rate Adjustment Factor (Following 2 Years) | 0.00% |
| End of Expenditure Period | 7/13/2045 | Tax Rate Adjustment Factor (Thereafter) | 0.00% |
| Latest Termination Date | 7/13/2050 | Discount Rate 1 for NPV Calculation | N/A |
| Eligible for Extension/No. of Years | Yes 3 | Discount Rate 2 for NPV Calculation | N/A |
| Eligible Recipient District | Yes | | |

| | Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment |
|----|-------------------|-------------|----------------|---------------------|---------------------|--------------|---------------------------|---------------|
| 1 | 2022 | 0 | 2023 | 0 | 0 | 2024 | 19.82 | 0 |
| 1 | 2023 | 0 | 2024 | 0 | 0 | 2025 | 19.82 | 0 |
| 2 | 2024 | 0 | 2025 | 0 | 0 | 2026 | 19.82 | 0 |
| 3 | 2025 | 0 | 2026 | 0 | 0 | 2027 | 19.82 | 0 |
| 4 | 2026 | 0 | 2027 | 0 | 0 | 2028 | 19.82 | 0 |
| 5 | 2027 | 0 | 2028 | 0 | 0 | 2029 | 19.82 | 0 |
| 6 | 2028 | 0 | 2029 | 0 | 0 | 2030 | 19.82 | 0 |
| 7 | 2029 | 0 | 2030 | 0 | 0 | 2031 | 19.82 | 0 |
| 8 | 2030 | 0 | 2031 | 0 | 0 | 2032 | 19.82 | 0 |
| 9 | 2031 | 0 | 2032 | 0 | 0 | 2033 | 19.82 | 0 |
| 10 | 2032 | 0 | 2033 | 0 | 0 | 2034 | 19.82 | 0 |
| 11 | 2033 | 0 | 2034 | 0 | 0 | 2035 | 19.82 | 0 |
| 12 | 2034 | 0 | 2035 | 0 | 0 | 2036 | 19.82 | 0 |
| 13 | 2035 | 0 | 2036 | 0 | 0 | 2037 | 19.82 | 0 |
| 14 | 2036 | 0 | 2037 | 0 | 0 | 2038 | 19.82 | 0 |
| 15 | 2037 | 0 | 2038 | 0 | 0 | 2039 | 19.82 | 0 |
| 16 | 2038 | 0 | 2039 | 0 | 0 | 2040 | 19.82 | 0 |
| 17 | 2039 | 0 | 2040 | 0 | 0 | 2041 | 19.82 | 0 |
| 18 | 2040 | 0 | 2041 | 0 | 0 | 2042 | 19.82 | 0 |
| 19 | 2041 | 0 | 2042 | 0 | 0 | 2043 | 19.82 | 0 |
| 20 | 2042 | 0 | 2043 | 0 | 0 | 2044 | 19.82 | 0 |
| 21 | 2043 | 0 | 2044 | 0 | 0 | 2045 | 19.82 | 0 |
| 22 | 2044 | 0 | 2045 | 0 | 0 | 2046 | 19.82 | 0 |
| 23 | 2045 | 0 | 2046 | 0 | 0 | 2047 | 19.82 | 0 |
| 24 | 2046 | 0 | 2047 | 0 | 0 | 2048 | 19.82 | 0 |
| 25 | 2047 | 0 | 2048 | 0 | 0 | 2049 | 19.82 | 0 |
| 26 | 2048 | 0 | 2049 | 0 | 0 | 2050 | 19.82 | 0 |
| 27 | 2049 | 0 | 2050 | 0 | 0 | 2051 | 19.82 | 0 |
| | | 0 | | 0 | | | Future Value of Increment | 0 |

TID 21 – Cash Flow

As of Dec. 31, 2023:

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

**Cash and Investments: \$9,000 (A)
Future Debt Service Requirements: \$0 (B)
Advances from Other Funds (General Fund): \$10,000 (C)**

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

NOTES:

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

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

Important Disclosures

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

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