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# TID Summary Report

City of La Crosse
Annual Meeting of the Joint Review Board
November 13, 2025

# Summary

- City currently has 12 active TIDs
- Required PE-300 reports filed with DOR
- Total captured value increment:
  - ✓ $751,300,200
  - ✓ 12.58% of City's total equalized value
- City has prepared forecasts and summary details to be reviewed by JRB for purposes of annual meeting

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# Forecast Assumptions

- Revenues
  - ✓ Current captured value increment held constant throughout the forecast period
  - ✓ Current equalized tax rate 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 current year 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

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# 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

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# TID 10

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

| | | | | |
|---|---|---|---|---|
| Type of District | Blighted Area | | Actual Base Value | 2,540,100 |
| Actual Creation Date | 6/12/2003 | | Pre-Amendment Base Value (Actual) | N/A |
| Valuation Date | Jan. 1, 2003 | | Property Appreciation Factor | 0.00% |
| Maximum Life (In Years) | 27 | | Current Tax Rate (Per $1,000 EV) | 19.02 |
| Expenditure Period (In Years) | 22 | | Tax Rate Adjustment Factor (Next 2 Years) | 0.00% |
| Revenue Periods/Final Rev Year | 27 / 2031 | | Tax Rate Adjustment Factor (Following 2 Years) | 0.00% |
| End of Expenditure Period | 6/12/2025 | | Tax Rate Adjustment Factor (Thereafter) | 0.00% |
| Latest Termination Date | 6/12/2030 | | | |
| Eligible for Extension/No. of Years | Yes / 4 | | Discount Rate 1 for NPV Calculation | N/A |
| Eligible Recipient District | Yes | | Discount Rate 2 for NPV Calculation | N/A |

| | Construction Year | Value Added | Valuation Year | Inflation Increment | Valuation Increment | Revenue Year | Tax Rate | Tax Increment |
|---|---|---|---|---|---|---|---|---|
| 1 | 2023 | 0 | 2024 | 0 | 16,601,500 | 2025 | 19.02 | 315,721 |
| 2 | 2024 | 0 | 2025 | 0 | 15,919,200 | 2026 | 19.02 | 302,746 |
| 3 | 2025 | 0 | 2026 | 0 | 15,919,200 | 2027 | 19.02 | 302,746 |
| 4 | 2026 | 0 | 2027 | 0 | 15,919,200 | 2028 | 19.02 | 302,746 |
| 5 | 2027 | 0 | 2028 | 0 | 15,919,200 | 2029 | 19.02 | 302,746 |
| 6 | 2028 | 0 | 2029 | 0 | 15,919,200 | 2030 | 19.02 | 302,746 |
| 7 | 2029 | 0 | 2030 | 0 | 15,919,200 | 2031 | 19.02 | 302,746 |
| | | 0 | | 0 | | | | |

**Future Value of Increment** 2,132,195

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# TID 10 – Cash Flow

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

| | **As of Dec. 31, 2024:** | |
|---|---|---|
| **Cash and Investments:** | **$166,933** | **(A)** |
| **Future Debt Service Requirements:** | **$0** | **(B)** |
| **Advances from Other Funds (Water):** | **$202,364** | **(C)** |

| | **Revenues** | | | | **Expenditures** | | | | **Balances** | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Tax Increments | Exempt Computer Aids | Other Revenue | **Total Revenues (D)** | Allocation to County | Other Exp. | Admin | Total Expenses (E) | Annual (F) (D - E) | Cumulative (G) | Future Deb Service (H) | Year |
| | | | | | 37.50% | | | | | | | |
| 2025 | 315,721 | 0 | | **315,721** | 118,396 | 500,000 | 10,000 | **628,396** | (312,674) | (145,741) | 0 | 2025 |
| 2026 | 302,746 | 0 | | **302,746** | 118,396 | | 10,000 | **128,396** | 174,350 | 28,609 | 0 | 2026 |
| 2027 | 302,746 | 0 | | **302,746** | 118,396 | | 10,000 | **128,396** | 174,350 | 202,959 | 0 | 2027 |
| 2028 | 302,746 | 0 | | **302,746** | | | 10,000 | **10,000** | 292,746 | 495,705 | 0 | 2028 |
| 2029 | 302,746 | 0 | | **302,746** | | | 10,000 | **10,000** | 292,746 | 788,450 | 0 | 2029 |
| 2030 | 302,746 | 0 | | **302,746** | | | 10,000 | **10,000** | 292,746 | 1,081,196 | 0 | 2030 |
| 2031 | 302,746 | 0 | | **302,746** | | | 10,000 | **10,000** | 292,746 | **1,373,942** | 0 | 2031 |
| **Total** | **1,526,704** | **0** | **0** | **2,132,195** | **355,187** | **500,000** | **70,000** | **905,187** | | | | |

**Final Balance (G - C): 1,171,578**

**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 transfers an allocable share of revenues to La Crosse County as development partner, which percentage is calculated annually based on actual expenditures

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# 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) | 19.64 |
| 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 | **2023** | 0 | **2024** | 0 | 227,689,800 | **2025** | **19.02** | **4,330,123** |
| 2 | **2024** | 0 | **2025** | 0 | **236,497,500** | **2026** | 19.02 | **4,497,625** |
| 3 | **2025** | 0 | **2026** | 0 | 236,497,500 | **2027** | 19.02 | **4,497,625** |
| 4 | **2026** | 0 | **2027** | 0 | 236,497,500 | **2028** | 19.02 | **4,497,625** |
| 5 | **2027** | 0 | **2028** | 0 | 236,497,500 | **2029** | 19.02 | **4,497,625** |
| 6 | **2028** | 0 | **2029** | 0 | 236,497,500 | **2030** | 19.02 | **4,497,625** |
| 7 | **2029** | 0 | **2030** | 0 | 236,497,500 | **2031** | 19.02 | **4,497,625** |
| 8 | **2030** | 0 | **2031** | 0 | 236,497,500 | **2032** | 19.02 | **4,497,625** |
| | | **0** | | **0** | | | | |
| | | | | | | | **Future Value of Increment** | **35,813,497** |

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# TID 11 – Cash Flow

**As of Dec. 31, 2024:**

**Tax Increment District No. 11 (Gateway)**

**Cash Flow Pro Forma**

**Cash and Investments:** **$3,787,102 (A)**

**Future Debt Service Requirements:** **$12,855,004 (B)**

**Advances from Other Funds (General Fund):** **$2,000,000 (C)**

| | Revenues | | | | Expenditures | | | | | | | | Balances | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Tax Increments | Exempt Computer Aids | Other Revenue | **Total Revenues (D)** | Debt Service Transfers | DA Payments Riverside III | DA Payments Haven | Capital Outlays | Other Exp. | Transfers to TID 18 | Admin | **Total Expenses (E)** | Annual (F) (D - E) | Cumulative (G) | Future Debt Service (H) | Year |
| 2025 | 4,330,123 | 445,000 | 0 | **4,775,123** | 2,250,838 | 336,857 | | 2,950,000 | 0 | 0 | 81,000 | **5,618,695** | (843,572) | 2,943,530 | 10,604,166 | 2025 |
| 2026 | 4,497,625 | 400,500 | 0 | **4,898,125** | 2,400,895 | 400,000 | | 3,835,000 | 0 | 0 | 91,743 | **6,727,638** | (1,829,513) | 1,114,017 | 8,203,271 | 2026 |
| 2027 | 4,497,625 | 360,450 | 0 | **4,858,075** | 2,438,929 | | 29,540 | | 0 | 0 | 140,729 | **2,609,198** | 2,248,877 | 3,362,894 | 5,764,342 | 2027 |
| 2028 | 4,497,625 | 324,405 | 0 | **4,822,030** | 2,460,000 | | 83,567 | | 0 | 0 | 140,729 | **2,684,296** | 2,137,734 | 5,500,627 | 3,304,342 | 2028 |
| 2029 | 4,497,625 | 291,965 | 0 | **4,789,589** | 2,369,500 | | 83,985 | | 0 | 0 | 140,729 | **2,594,214** | 2,195,375 | 7,696,003 | 934,842 | 2029 |
| 2030 | 4,497,625 | 262,768 | 0 | **4,760,393** | 934,842 | | 84,405 | | 0 | 0 | 140,729 | **1,159,976** | 3,600,417 | 11,296,419 | 0 | 2030 |
| 2031 | 4,497,625 | 236,491 | 0 | **4,734,116** | 0 | | 84,827 | | 0 | 0 | 140,729 | **225,556** | 4,508,560 | 15,804,979 | 0 | 2031 |
| 2032 | 4,497,625 | 212,842 | 0 | **4,710,467** | 0 | | | | 0 | 0 | 140,729 | **140,729** | 4,569,738 | **20,374,717** | 0 | 2032 |
| **Total** | **35,813,497** | **2,534,421** | **0** | **38,347,918** | **12,855,004** | **736,857** | **366,324** | **6,785,000** | **0** | **0** | **1,017,117** | **21,760,302** | | | | |

**Final Balance (G - C): 18,374,717**

**NOTES:**

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

**2.** Debt Service Transfers reduce Future Debt Service Requirements

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# 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) | $19.02 |
| 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 | **2023** | 0 | **2024** | 0 | 31,114,400 | **2025** | **19.02** | **591,723** |
| 2 | **2024** | 0 | **2025** | 0 | **32,002,800** | **2026** | 19.02 | **608,618** |
| 3 | **2025** | 0 | **2026** | 0 | 32,002,800 | **2027** | 19.02 | **608,618** |
| 4 | **2026** | 0 | **2027** | 0 | 32,002,800 | **2028** | 19.02 | **608,618** |
| 5 | **2027** | 0 | **2028** | 0 | 32,002,800 | **2029** | 19.02 | **608,618** |
| 6 | **2028** | 0 | **2029** | 0 | 32,002,800 | **2030** | 19.02 | **608,618** |
| 7 | **2029** | 0 | **2030** | 0 | 32,002,800 | **2031** | 19.02 | **608,618** |
| 8 | **2030** | 0 | **2031** | 0 | 32,002,800 | **2032** | 19.02 | **608,618** |
| 9 | **2031** | 0 | **2032** | 0 | 32,002,800 | **2033** | 19.02 | **608,618** |
| | | **0** | | **0** | | | | |

**Future Value of Increment** 5,460,665

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# TID 12 – Cash Flow

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

**Cash Flow Pro Forma**

| | As of Dec. 31, 2024: | |
|---|---|---|
| **Cash and Investments:** | **$19,028** | **(A)** |
| **Future Debt Service Requirements:** | **$3,591,486** | **(B)** |
| **Advances from Other Funds (General Fund & Sewer):** | **$214,115** | **(C)** |

| | **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) | Year |
| 2025 | 591,723 | 0 | 51,679 | **643,402** | 579,723 | 35,000 | 12,000 | **626,723** | 16,679 | 35,707 | 3,011,763 | 2025 |
| 2026 | 608,618 | 0 | 51,679 | **660,297** | 671,013 | 0 | 12,000 | **683,013** | (22,716) | 12,991 | 2,340,750 | 2026 |
| 2027 | 608,618 | 0 | 51,679 | **660,297** | 671,013 | 0 | 12,000 | **683,013** | (22,716) | (9,725) | 1,669,737 | 2027 |
| 2028 | 608,618 | 0 | 51,679 | **660,297** | 691,013 | 0 | 12,000 | **703,013** | (42,716) | (52,440) | 978,724 | 2028 |
| 2029 | 608,618 | 0 | 51,679 | **660,297** | 596,013 | 0 | 12,000 | **608,013** | 52,284 | (156) | 382,711 | 2029 |
| 2030 | 608,618 | 0 | 51,679 | **660,297** | 382,711 | 0 | 12,000 | **394,711** | 265,586 | 265,430 | (0) | 2030 |
| 2031 | 608,618 | 0 | 51,679 | **660,297** | 0 | 0 | 12,000 | **12,000** | 648,297 | 913,727 | (0) | 2031 |
| 2032 | 608,618 | 0 | 51,679 | **660,297** | 0 | 0 | 12,000 | **12,000** | 648,297 | 1,562,024 | (0) | 2032 |
| 2033 | 608,618 | 0 | 51,679 | **660,297** | 0 | 0 | 12,000 | **12,000** | 648,297 | **2,210,322** | (0) | 2033 |
| **Total** | **5,460,665** | **0** | **465,115** | **5,925,780** | **3,591,486** | **35,000** | **108,000** | **3,734,486** | | | | |

**Final Balance (G - C): 1,996,207**

**NOTES:**

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

**2.** Debt Service Transfers reduce Future Debt Service Requirements

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# 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

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# 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 | 24 / 2030 |
| End of Expenditure Period | 5/11/2021 |
| Latest Termination Date | 5/11/2029 |
| 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) | $19.02 |
| 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 | **2023** | 0 | **2024** | 0 | 144,203,700 | **2025** | **19.02** | **2,742,414** |
| 2 | **2024** | 0 | **2025** | 0 | **160,735,300** | **2026** | 19.02 | **3,056,806** |
| 3 | **2025** | 0 | **2026** | 0 | 160,735,300 | **2027** | 19.02 | **3,056,806** |
| 4 | **2026** | 0 | **2027** | 0 | 160,735,300 | **2028** | 19.02 | **3,056,806** |
| 5 | **2027** | 0 | **2028** | 0 | 160,735,300 | **2029** | 19.02 | **3,056,806** |
| 6 | **2028** | 0 | **2029** | 0 | 160,735,300 | **2030** | 19.02 | **3,056,806** |
| | | **0** | | **0** | | | | |

**Future Value of Increment** 18,026,446

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# TID 13 – Cash Flow

**Tax Increment District No. 13 (Kwik Trip)**

**Cash Flow Pro Forma**

**As of Dec. 31, 2024:**

**Cash and Investments:** **$7,237,967 (A)**

**Future Debt Service Requirements:** **$2,183,676 (B)**

**Advances from Other Funds:** **$0 (C)**

| | Revenues | | | | Expenditures | | | | | | | Balances | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Tax Increments | Exempt Computer Aids | Other Revenue | **Total Revenues (D)** | G.O. Debt Service Transfers | 2021 NAN $4,235,000 Debt Service | DA Payments Kwik Trip | Dev. Ag. Payments DuraTech | Transfers to TID 18 | Admin | **Total Expenses (E)** | Annual (F) (D - E) | Cumulative (G) | Future Debt Service (H) | Year |
| 2025 | 2,742,414 | 185,000 | 0 | **2,927,414** | 0 | 26,838 | 0 | | 3,000,000 | 86,500 | **3,113,338** | (185,923) | 7,052,044 | 2,156,838 | 2025 |
| 2026 | 3,056,806 | 166,500 | 1,130,822 | **4,354,129** | 0 | 2,156,838 | 0 | | 8,000,000 | 86,500 | **10,243,338** | (5,889,209) | 1,162,834 | 0 | 2026 |
| 2027 | 3,056,806 | 149,850 | 0 | **3,206,656** | 0 | | 0 | | 3,125,000 | 86,500 | **3,211,500** | (4,844) | 1,157,991 | 0 | 2027 |
| 2028 | 3,056,806 | 134,865 | 0 | **3,191,671** | 0 | | | | 3,100,000 | 86,500 | **3,186,500** | 5,171 | 1,163,162 | 0 | 2028 |
| 2029 | 3,056,806 | 121,379 | 0 | **3,178,185** | 0 | | | | 3,100,000 | 86,500 | **3,186,500** | (8,315) | 1,154,847 | 0 | 2029 |
| 2030 | 3,056,806 | 109,241 | 0 | **3,166,047** | 0 | | | | 4,234,394 | 86,500 | **4,320,894** | (1,154,847) | **0** | 0 | 2030 |
| **Total** | **18,026,446** | **866,834** | **1,130,822** | **20,024,103** | **0** | **2,183,676** | **0** | **0** | **24,559,394** | **519,000** | **27,262,070** | | | | |

**Final Balance (G - C): 0**

**NOTES:**

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

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# 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

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# TID 14

## 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) | $19.02 |
| 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 | **2023** | 0 | **2024** | 0 | 84,256,400 | **2025** | **19.02** | **1,602,358** |
| 2 | **2024** | 0 | **2025** | 0 | **95,642,400** | **2026** | 19.02 | **1,818,893** |
| 3 | **2025** | 0 | **2026** | 0 | 95,642,400 | **2027** | 19.02 | **1,818,893** |
| | | **0** | | **0** | | | | |

**Future Value of Increment** **5,240,144**

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# TID 14 – Cash Flow

| | | | |
|---|---|---|---|
| | | | **As of Dec. 31, 2024:** |
| **Tax Increment District No. 14 (Gundersen Lutheran)** | **Cash and Investments:** | **$985,366** | **(A)** |
| **Cash Flow Pro Forma** | **Future Debt Service Requirements:** | **$25,823** | **(B)** |
| | **Advances from Other Funds (General Fund):** | **$0** | **(C)** |
| | **Reinvestment Contribution Fund Balance:** | **$970,673** | **(D)** |

| | Revenues | | | | Expenditures | | | | | | | Balances | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Tax Increments | Exempt Computer Aids | 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) | Year |
| 2025 | 1,602,358 | 660,000 | 0 | **2,262,358** | 25,823 | 908,847 | 9,018 | 0 | 350,000 | 44,500 | **1,338,188** | 924,170 | 1,909,536 | 0 | 2025 |
| 2026 | 1,818,893 | 594,000 | 0 | **2,412,893** | 0 | 1,014,000 | 14,000 | 0 | 3,200,000 | 44,500 | **4,272,500** | (1,859,607) | 49,929 | 0 | 2026 |
| 2027 | 1,818,893 | 534,600 | 0 | **2,353,493** | 0 | 1,114,000 | 14,000 | 0 | 1,230,922 | 44,500 | **2,403,422** | (49,929) | **(0)** | 0 | 2027 |
| **Total** | **5,240,144** | **1,788,600** | **0** | **7,028,744** | **25,823** | **3,036,847** | **37,018** | **0** | **4,780,922** | **133,500** | **8,014,110** | | | | |

**Final Balance (G - C): (0)**

**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 Contritibution balance is to be spent on specific projects under an agremeent with Gundersen

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# TID 15

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

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# TID 15

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

| | |
|---|---|
| Type of District | Mixed Use |
| Actual Creation Date | 8/8/2013 |
| Valuation Date | Jan. 1, 2013 |
| Maximum Life (In Years) | 20 |
| Expenditure Period (In Years) | 15 |
| Revenue Periods/Final Rev Year | 20 / 2034 |
| End of Expenditure Period | 8/8/2028 |
| Latest Termination Date | 8/8/2033 |
| Eligible for Extension/No. of Years | Yes / 3 |
| Eligible Recipient District | No |

| | |
|---|---|
| Actual Base Value | 62,802,000 |
| Pre-Amendment Base Value (Actual) | N/A |
| Property Appreciation Factor | 0.00% |
| Current Tax Rate (Per $1,000 EV) | $19.02 |
| 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 | **2023** | 0 | **2024** | 0 | 65,136,400 | **2025** | **19.02** | **1,238,741** |
| 2 | **2024** | 0 | **2025** | 0 | **69,047,900** | **2026** | 19.02 | **1,313,128** |
| 3 | **2025** | 0 | **2026** | 0 | 69,047,900 | **2027** | 19.02 | **1,313,128** |
| 4 | **2026** | 0 | **2027** | 0 | 69,047,900 | **2028** | 19.02 | **1,313,128** |
| 5 | **2027** | 0 | **2028** | 0 | 69,047,900 | **2029** | 19.02 | **1,313,128** |
| 6 | **2028** | 0 | **2029** | 0 | 69,047,900 | **2030** | 19.02 | **1,313,128** |
| 7 | **2029** | 0 | **2030** | 0 | 69,047,900 | **2031** | 19.02 | **1,313,128** |
| 8 | **2030** | 0 | **2031** | 0 | 69,047,900 | **2032** | 19.02 | **1,313,128** |
| 9 | **2031** | 0 | **2032** | 0 | 69,047,900 | **2033** | 19.02 | **1,313,128** |
| 10 | **2032** | 0 | **2033** | 0 | 69,047,900 | **2034** | 19.02 | **1,313,128** |
| | | **0** | | **0** | | | | |

**Future Value of Increment** 13,056,895

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# TID 15 – Cash Flow

**As of Dec. 31, 2024:**

| | | | |
|---|---|---|---|
| **Tax Increment District No. 15 (Chart / Trane)** | **Cash and Investments:** | **$521,124** | **(A)** |
| **Cash Flow Pro Forma** | **Future Debt Service Requirements:** | **$0** | **(B)** |
| | **Advances from Other Funds (General Fund):** | **$0** | **(C)** |

| | Revenues | | | | Expenditures | | | | | | | | Balances | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Tax Increments | Exempt Computer Aids | 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) | Year |
| 2025 | 1,238,741 | 65,000 | 0 | **1,303,741** | 0 | | 355,232 | 0 | 1,300,000 | 0 | 22,500 | **1,677,732** | (373,991) | 147,133 | 0 | 2025 |
| 2026 | 1,313,128 | 58,500 | 0 | **1,371,628** | 0 | | 275,000 | 0 | 967,000 | 0 | 22,500 | **1,264,500** | 107,128 | 254,261 | 0 | 2026 |
| 2027 | 1,313,128 | 52,650 | 0 | **1,365,778** | 0 | | 275,000 | 0 | 250,000 | 0 | 22,500 | **547,500** | 818,278 | 1,072,539 | 0 | 2027 |
| 2028 | 1,313,128 | 47,385 | 0 | **1,360,513** | 0 | | 275,000 | 0 | | 0 | 22,500 | **297,500** | 1,063,013 | 2,135,552 | 0 | 2028 |
| 2029 | 1,313,128 | 42,647 | 0 | **1,355,775** | 0 | | 275,000 | 0 | | 0 | 22,500 | **297,500** | 1,058,275 | 3,193,827 | 0 | 2029 |
| 2030 | 1,313,128 | 38,382 | 0 | **1,351,510** | 0 | | 275,000 | 0 | | 0 | 22,500 | **297,500** | 1,054,010 | 4,247,837 | 0 | 2030 |
| 2031 | 1,313,128 | 34,544 | 0 | **1,347,672** | 0 | | 275,000 | 0 | | 0 | 22,500 | **297,500** | 1,050,172 | 5,298,009 | 0 | 2031 |
| 2032 | 1,313,128 | 31,089 | 0 | **1,344,218** | 0 | | 275,000 | 0 | | 0 | 22,500 | **297,500** | 1,046,718 | 6,344,727 | 0 | 2032 |
| 2033 | 1,313,128 | 27,980 | 0 | **1,341,109** | 0 | | 275,000 | 0 | | 0 | 22,500 | **297,500** | 1,043,609 | 7,388,335 | 0 | 2033 |
| 2034 | 1,313,128 | 25,182 | 0 | **1,338,311** | 0 | | | 0 | | 0 | 22,500 | **22,500** | 1,315,811 | **8,704,146** | 0 | 2034 |
| **Total** | **13,056,895** | **423,359** | **0** | **13,480,254** | **0** | **0** | **2,555,232** | **0** | **2,517,000** | **0** | **225,000** | **5,297,232** | | | | |

**Final Balance (G - C): 8,704,146**

**NOTES:**

**1.** City development agreement with Chart calls for distribution of 85% of tax increment not to exceed a cumulative amount of $1,500,000 - payments are estimated

**2.** City development agreement with Trane calls for distribution of 90% of tax increment not to exceed a cumulative amount of $5,500,000 - payments are estimated

**3.** Debt Service Transfers reduce Future Debt Service Requirements

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# TID 16

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

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# TID 16

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

| | |
|---|---|
| Type of District | Mixed Use |
| Actual Creation Date | 6/12/2014 |
| Valuation Date | Jan. 1, 2014 |
| Maximum Life (In Years) | 20 |
| Expenditure Period (In Years) | 15 |
| Revenue Periods/Final Rev Year | 20 / 2035 |
| End of Expenditure Period | 6/12/2029 |
| Latest Termination Date | 6/12/2034 |
| Eligible for Extension/No. of Years | Yes / 3 |
| Eligible Recipient District | No |

| | |
|---|---|
| Actual Base Value | 18,087,300 |
| Pre-Amendment Base Value (Actual) | N/A |
| Property Appreciation Factor | 0.00% |
| Current Tax Rate (Per $1,000 EV) | $19.02 |
| 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 | **2023** | 0 | **2024** | 0 | 39,056,300 | **2025** | **19.02** | **742,759** |
| 2 | **2024** | 0 | **2025** | 0 | **44,466,200** | **2026** | 19.02 | **845,642** |
| 3 | **2025** | 0 | **2026** | 0 | 44,466,200 | **2027** | 19.02 | **845,642** |
| 4 | **2026** | 0 | **2027** | 0 | 44,466,200 | **2028** | 19.02 | **845,642** |
| 5 | **2027** | 0 | **2028** | 0 | 44,466,200 | **2029** | 19.02 | **845,642** |
| 6 | **2028** | 0 | **2029** | 0 | 44,466,200 | **2030** | 19.02 | **845,642** |
| 7 | **2029** | 0 | **2030** | 0 | 44,466,200 | **2031** | 19.02 | **845,642** |
| 8 | **2030** | 0 | **2031** | 0 | 44,466,200 | **2032** | 19.02 | **845,642** |
| 9 | **2031** | 0 | **2032** | 0 | 44,466,200 | **2033** | 19.02 | **845,642** |
| 10 | **2032** | 0 | **2033** | 0 | 44,466,200 | **2034** | 19.02 | **845,642** |
| 11 | **2033** | 0 | **2034** | 0 | 44,466,200 | **2035** | 19.02 | **845,642** |
| | | **0** | | **0** | | | | |

**Future Value of Increment** 9,199,181

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# TID 16 – Cash Flow

**As of Dec. 31, 2024:**

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

**Cash Flow Pro Forma**

| | |
|---|---|
| **Cash and Investments:** | **$133,731 (A)** |
| **Future Debt Service Requirements:** | **$0 (B)** |
| **Advances from Other Funds:** | **$0 (C)** |

| | **Revenues** | | | | **Expenditures** | | | | | | | **Balances** | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Tax Increments | Exempt Computer Aids | Other Revenue | **Total Revenues (D)** | Debt Service Transfers | Capital Outlay | 5th Ward Residences | Other Expenses | Transfers to TID 18 | Admin | **Total Expenses (E)** | Annual (F) (D - E) | Cumulative (G) | Future Debt Service (H) | Year |
| 2025 | 742,759 | 0 | 0 | **742,759** | 0 | 300,000 | 279,309 | 0 | 0 | 14,600 | **593,909** | 148,850 | 282,581 | 0 | 2025 |
| 2026 | 845,642 | 0 | 0 | **845,642** | 0 | 932,000 | 372,600 | 0 | 0 | 14,600 | **1,319,200** | (473,558) | (190,977) | 0 | 2026 |
| 2027 | 845,642 | 0 | 0 | **845,642** | 0 | 730,000 | 378,400 | 0 | 0 | 14,600 | **1,123,000** | (277,358) | (468,335) | 0 | 2027 |
| 2028 | 845,642 | 0 | 0 | **845,642** | 0 | 550,000 | 380,100 | 0 | 0 | 14,600 | **944,700** | (99,058) | (567,392) | 0 | 2028 |
| 2029 | 845,642 | 0 | 0 | **845,642** | 0 | 400,000 | 384,000 | 0 | 0 | 14,600 | **798,600** | 47,042 | (520,350) | 0 | 2029 |
| 2030 | 845,642 | 0 | 0 | **845,642** | 0 | | 387,800 | 0 | 0 | 14,600 | **402,400** | 443,242 | (77,108) | 0 | 2030 |
| 2031 | 845,642 | 0 | 0 | **845,642** | 0 | | 391,600 | 0 | 0 | 14,600 | **406,200** | 439,442 | 362,334 | 0 | 2031 |
| 2032 | 845,642 | 0 | 0 | **845,642** | 0 | | 395,600 | 0 | 0 | 14,600 | **410,200** | 435,442 | 797,777 | 0 | 2032 |
| 2033 | 845,642 | 0 | 0 | **845,642** | 0 | | 11,200 | 0 | 0 | 14,600 | **25,800** | 819,842 | 1,617,619 | 0 | 2033 |
| 2034 | 845,642 | 0 | 0 | **845,642** | 0 | | 0 | 0 | 0 | 14,600 | **14,600** | 831,042 | 2,448,661 | 0 | 2034 |
| 2035 | 845,642 | 0 | 0 | **845,642** | 0 | | 0 | 0 | 0 | 14,600 | **14,600** | 831,042 | **3,279,703** | 0 | 2035 |
| **Total** | **9,199,181** | **0** | **0** | **9,199,181** | **0** | **2,912,000** | **2,980,609** | **0** | **0** | **160,600** | **6,053,209** | | | | |

**NOTES:**

**Final Balance (G - C): 3,279,703**

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# 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) | $19.02 |
| 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 | **2023** | 0 | **2024** | 0 | 91,991,700 | **2025** | **19.02** | **1,749,465** |
| 2 | **2024** | 0 | **2025** | 0 | **92,108,300** | **2026** | 19.02 | **1,751,683** |
| 3 | **2025** | 0 | **2026** | 0 | 92,108,300 | **2027** | 19.02 | **1,751,683** |
| 4 | **2026** | 0 | **2027** | 0 | 92,108,300 | **2028** | 19.02 | **1,751,683** |
| 5 | **2027** | 0 | **2028** | 0 | 92,108,300 | **2029** | 19.02 | **1,751,683** |
| 6 | **2028** | 0 | **2029** | 0 | 92,108,300 | **2030** | 19.02 | **1,751,683** |
| 7 | **2029** | 0 | **2030** | 0 | 92,108,300 | **2031** | 19.02 | **1,751,683** |
| 8 | **2030** | 0 | **2031** | 0 | 92,108,300 | **2032** | 19.02 | **1,751,683** |
| 9 | **2031** | 0 | **2032** | 0 | 92,108,300 | **2033** | 19.02 | **1,751,683** |
| 10 | **2032** | 0 | **2033** | 0 | 92,108,300 | **2034** | 19.02 | **1,751,683** |
| 11 | **2033** | 0 | **2034** | 0 | 92,108,300 | **2035** | 19.02 | **1,751,683** |
| 12 | **2034** | 0 | **2035** | 0 | 92,108,300 | **2036** | 19.02 | **1,751,683** |
| | | **0** | | **0** | | | | |
| | | | | | | | **Future Value of Increment** | **21,017,975** |

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# TID 17 – Cash Flow

**As of Dec. 31, 2024:**

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

**Cash Flow Pro Forma**

**Cash and Investments:** $1,588,608 (A)

**Future Debt Service Requirements:** $8,483,972 (B)

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

| | Revenues | | | | Expenditures | | | | | | | | | Balances | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Tax Increments | Exempt Computer Aids | Other Revenue | **Total Revenues (D)** | Debt Service Transfers | DA Payments 333 Front | DA Haven on Main | DA The Chalmers | Capital Outlay | Other Expenses | Transfers to TID 18 | Admin | **Total Expenses (E)** | Annual (F) (D - E) | Cumulative (G) (2016 = A) | Future Debt Service (2016 = B) | Year |
| 2025 | 1,749,465 | 15,000 | 0 | **1,764,465** | 1,080,831 | 59,306 | | 40,633 | 0 | 0 | 0 | 40,000 | **1,180,770** | 583,695 | 2,172,303 | 7,403,141 | 2025 |
| 2026 | 1,751,683 | 13,500 | 0 | **1,765,183** | 1,077,431 | 275,000 | | 429,068 | 200,000 | 0 | 0 | 40,000 | **1,981,499** | (216,317) | 1,955,986 | 6,325,709 | 2026 |
| 2027 | 1,751,683 | 12,150 | 0 | **1,763,833** | 1,070,681 | 375,000 | | 654,160 | 100,000 | 0 | 0 | 40,000 | **2,199,841** | (436,009) | 1,519,978 | 5,255,028 | 2027 |
| 2028 | 1,751,683 | 10,935 | 0 | **1,762,618** | 1,062,431 | 280,000 | | 657,387 | 100,000 | 0 | 0 | 40,000 | **2,099,818** | (337,201) | 1,182,777 | 4,192,597 | 2028 |
| 2029 | 1,751,683 | 9,842 | 0 | **1,761,524** | 1,064,544 | | | 630,674 | 4,100,000 | 0 | 0 | 40,000 | **5,795,218** | (4,033,694) | (2,850,916) | 3,128,053 | 2029 |
| 2030 | 1,751,683 | 8,857 | 0 | **1,760,540** | 1,063,150 | | 85,251 | 578,726 | 100,000 | 0 | 0 | 40,000 | **1,827,127** | (66,587) | (2,917,503) | 2,064,903 | 2030 |
| 2031 | 1,751,683 | 7,972 | 0 | **1,759,654** | 1,065,188 | | 85,677 | 581,620 | | 0 | 0 | 40,000 | **1,732,485** | 27,170 | (2,890,334) | 999,716 | 2031 |
| 2032 | 1,751,683 | 7,174 | 0 | **1,758,857** | 999,716 | | 86,106 | 584,527 | | 0 | 0 | 40,000 | **1,670,349** | 88,508 | (2,801,825) | (0) | 2032 |
| 2033 | 1,751,683 | 6,457 | 0 | **1,758,140** | | | 86,536 | 587,451 | | 0 | 0 | 40,000 | **673,987** | 1,084,153 | (1,717,673) | (0) | 2033 |
| 2034 | 1,751,683 | 5,811 | 0 | **1,757,494** | | | 86,969 | 590,387 | | 0 | 0 | 40,000 | **677,356** | 1,080,138 | (637,535) | (0) | 2034 |
| 2035 | 1,751,683 | 5,230 | 0 | **1,756,913** | | | | | | 0 | 0 | 40,000 | **0** | 1,756,913 | 1,119,378 | (0) | 2035 |
| 2036 | 1,751,683 | 4,707 | 0 | **1,756,390** | | | | | | 0 | 0 | 40,000 | **0** | 1,756,390 | **2,875,768** | (0) | 2036 |
| **Total** | **21,017,975** | **107,636** | **0** | **21,125,610** | **8,483,972** | **989,306** | | | **4,600,000** | **0** | **0** | **480,000** | **19,838,450** | | | | |

**NOTES:**

**Final Balance (G - C): 2,875,768**

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# 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

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# TID 18

## City of La Crosse, WI

### Tax Increment District No. 18

### Tax Increment Projection Worksheet

| | | | |
|---|---|---|---|
| Type of District | Blighted Area | Base Value | n/a |
| District Creation Date | July 9, 2020 | Appreciation Factor | 0.00% |
| Valuation Date | Jan 1, 2020 | Base Tax Rate | $23.38 |
| Max Life (Years) | 27 | Rate Adjustment Factor | |
| Expenditure Period/Termination | 22 — 7/9/2047 | | |
| Revenue Periods/Final Year | 27 — 2048 | | |
| Extension Eligibility/Years | Yes — 3 | Tax Exempt Discount Rate | N/A |
| Eligible Recipient District | Yes | Taxable Discount Rate | N/A |

| | Construction Year | Value Added | Valuation Year | Inflation Increment | Total Increment | Revenue Year | Tax Rate | Tax Increment |
|---|---|---|---|---|---|---|---|---|
| 1 | 2023 | 0 | 2024 | 0 | 4,400,200 | 2025 | **$19.02** | **83,681** |
| 2 | 2024 | 0 | 2025 | 0 | **4,880,600** | 2026 | $19.02 | **92,818** |
| 3 | 2025 | 0 | 2026 | 0 | 4,880,600 | 2027 | $19.02 | **92,818** |
| 4 | 2026 | 0 | 2027 | 0 | 4,880,600 | 2028 | $19.02 | **92,818** |
| 5 | 2027 | 0 | 2028 | 0 | 4,880,600 | 2029 | $19.02 | **92,818** |
| 6 | 2028 | 0 | 2029 | 0 | 4,880,600 | 2030 | $19.02 | **92,818** |
| 7 | 2029 | 0 | 2030 | 0 | 4,880,600 | 2031 | $19.02 | **92,818** |
| 8 | 2030 | 0 | 2031 | 0 | 4,880,600 | 2032 | $19.02 | **92,818** |
| 9 | 2031 | 0 | 2032 | 0 | 4,880,600 | 2033 | $19.02 | **92,818** |
| 10 | 2032 | 0 | 2033 | 0 | 4,880,600 | 2034 | $19.02 | **92,818** |
| 11 | 2033 | 0 | 2034 | 0 | 4,880,600 | 2035 | $19.02 | **92,818** |
| 12 | 2034 | 0 | 2035 | 0 | 4,880,600 | 2036 | $19.02 | **92,818** |
| 13 | 2035 | 0 | 2036 | 0 | 4,880,600 | 2037 | $19.02 | **92,818** |
| 14 | 2036 | 0 | 2037 | 0 | 4,880,600 | 2038 | $19.02 | **92,818** |
| 15 | 2037 | 0 | 2038 | 0 | 4,880,600 | 2039 | $19.02 | **92,818** |
| 16 | 2038 | 0 | 2039 | 0 | 4,880,600 | 2040 | $19.02 | **92,818** |
| 17 | 2039 | 0 | 2040 | 0 | 4,880,600 | 2041 | $19.02 | **92,818** |
| 18 | 2040 | 0 | 2041 | 0 | 4,880,600 | 2042 | $19.02 | **92,818** |
| 19 | 2041 | 0 | 2042 | 0 | 4,880,600 | 2043 | $19.02 | **92,818** |
| 20 | 2042 | 0 | 2043 | 0 | 4,880,600 | 2044 | $19.02 | **92,818** |
| 21 | 2043 | 0 | 2044 | 0 | 4,880,600 | 2045 | $19.02 | **92,818** |
| 22 | 2044 | 0 | 2045 | 0 | 4,880,600 | 2046 | $19.02 | **92,818** |
| 23 | 2045 | 0 | 2046 | 0 | 4,880,600 | 2047 | $19.02 | **92,818** |
| 24 | 2046 | 0 | 2047 | 0 | 4,880,600 | 2048 | $19.02 | **92,818** |
| **Totals** | | **0** | | **0** | | | **Future Value of Increment** | **2,233,207** |

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# TID 18 – Cash Flow

## City of La Crosse, WI

Tax Increment District No. 18

Cash Flow Projection

| | REVENUES | | | | | | | | | EXPENDITURES | | | | | | | | | | BALANCES | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | 12/31/2024 | (6,004) | |
| 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 | Total Revenues | Phase I Fill RDA Rev $3,000,000 2021 | Causeway / A RDA Rev $3,890,000 2022 | DA Pmts / Develop. Incentives | Other Costs | Property Acquisition | Phase III Capital Costs | Operating Costs | Engineering, etc. | Admin. | Total Expenditures | Annual | Cumulative | Year |
| | | | | | | | | | | 1.89% Int. Only | 2.52% Int. Only | | | | | | | | | | | |
| 2025 | 83,681 | 0 | 3,000,000 | 350,000 | 0 | 0 | 0 | 0 | 3,433,681 | 56,700 | 98,028 | 51,932 | | | 0 | 100,000 | | 100,000 | 406,660 | 3,027,021 | 3,021,017 | 2025 |
| 2026 | 92,818 | 0 | 8,000,000 | 3,200,000 | 0 | 0 | 0 | 0 | 11,292,818 | 3,056,700 | 98,028 | 159,773 | | | 3,600,000 | 100,000 | | 100,000 | 7,114,501 | 4,178,317 | 7,199,334 | 2026 |
| 2027 | 92,818 | 0 | 3,125,000 | 1,230,922 | 0 | 0 | 0 | 0 | 4,448,740 | | 3,988,028 | 339,701 | | | 500,000 | 100,000 | | 100,000 | 5,027,729 | (578,989) | 6,620,344 | 2027 |
| 2028 | 92,818 | 0 | 3,100,000 | | 0 | 0 | 0 | 0 | 3,192,818 | | | 341,314 | | | 987,000 | 100,000 | | 100,000 | 1,528,314 | 1,664,504 | 8,284,848 | 2028 |
| 2029 | 92,818 | 0 | 3,100,000 | | 0 | 0 | 0 | 0 | 3,192,818 | | | 342,944 | | | | 100,000 | | 100,000 | 542,944 | 2,649,874 | 10,934,721 | 2029 |
| 2030 | 92,818 | 0 | 4,234,394 | | 0 | 0 | 0 | 0 | 4,327,212 | | | 344,590 | | | | 100,000 | | 100,000 | 544,590 | 3,782,622 | 14,717,343 | 2030 |
| 2031 | 92,818 | 0 | | | 0 | 0 | 0 | 0 | 92,818 | | | 346,253 | | | | 100,000 | | 100,000 | 546,253 | (453,435) | 14,263,907 | 2031 |
| 2032 | 92,818 | | | | 0 | 0 | 0 | 0 | 92,818 | | | 374,932 | | | | 100,000 | | 100,000 | 574,932 | (482,114) | 13,781,793 | 2032 |
| 2033 | 92,818 | | | | 0 | 0 | 0 | 0 | 92,818 | | | 349,628 | | | | 100,000 | | 100,000 | 549,628 | (456,810) | 13,324,982 | 2033 |
| 2034 | 92,818 | | | | 0 | 0 | 0 | 0 | 92,818 | | | 351,341 | | | | 100,000 | | 100,000 | 551,341 | (458,523) | 12,866,459 | 2034 |
| 2035 | 92,818 | | | | | 0 | 0 | 55,000 | 147,818 | | | 353,071 | | | | | | 100,000 | 453,071 | (305,253) | 12,561,205 | 2035 |
| 2036 | 92,818 | | | | | | 0 | 55,000 | 147,818 | | | 354,819 | | | | | | 100,000 | 454,819 | (307,001) | 12,254,204 | 2036 |
| 2037 | 92,818 | | | | | | | 55,000 | 147,818 | | | 356,583 | | | | | | 100,000 | 456,583 | (308,765) | 11,945,438 | 2037 |
| 2038 | 92,818 | | | | | | | 55,000 | 147,818 | | | 356,583 | | | | | | 100,000 | 456,583 | (308,765) | 11,636,673 | 2038 |
| 2039 | 92,818 | | | | | | | 55,000 | 147,818 | | | 356,583 | | | | | | 100,000 | 456,583 | (308,765) | 11,327,907 | 2039 |
| 2040 | 92,818 | | | | | | | 55,000 | 147,818 | | | 356,583 | | | | | | 100,000 | 456,583 | (308,765) | 11,019,142 | 2040 |
| 2041 | 92,818 | | | | | | | 55,000 | 147,818 | | | 356,583 | | | | | | 100,000 | 456,583 | (308,765) | 10,710,376 | 2041 |
| 2042 | 92,818 | | | | | | | 55,000 | 147,818 | | | 356,583 | | | | | | 100,000 | 456,583 | (308,765) | 10,401,611 | 2042 |
| 2043 | 92,818 | | | | | | | 55,000 | 147,818 | | | 356,583 | | | | | | 100,000 | 456,583 | (308,765) | 10,092,845 | 2043 |
| 2044 | 92,818 | | | | | | | 55,000 | 147,818 | | | 356,583 | | | | | | 100,000 | 456,583 | (308,765) | 9,784,080 | 2044 |
| 2045 | 92,818 | | | | | | | 0 | 92,818 | | | 356,583 | | | | | | 100,000 | 456,583 | (363,765) | 9,420,314 | 2045 |
| 2046 | 92,818 | | | | | | | 0 | 92,818 | | | 356,583 | | | | | | 100,000 | 456,583 | (363,765) | 9,056,549 | 2046 |
| 2047 | 92,818 | | | | | | | 0 | 92,818 | | | 356,583 | | | | | | 100,000 | 456,583 | (363,765) | 8,692,784 | 2047 |
| 2048 | 92,818 | | | | | | | 0 | 92,818 | | | 356,583 | | | | | | 100,000 | 456,583 | (363,765) | 8,329,018 | 2048 |
| Total | 2,218,484 | 0 | 24,559,394 | 4,780,922 | 0 | 0 | 0 | 550,000 | 32,108,800 | 3,113,400 | 4,184,084 | 7,989,294 | 0 | 0 | 5,087,000 | 1,000,000 | 0 | 2,400,000 | 23,773,778 | | | 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*

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# TID 19

- Created 2020

# TID 19

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

| | |
|---|---|
| Type of District | Blighted Area |
| Actual Creation Date | 7/9/2020 |
| Valuation Date | Jan. 1, 2020 |
| Maximum Life (In Years) | 27 |
| Expenditure Period (In Years) | 22 |
| Revenue Periods/Final Rev Year | 27 \| 2048 |
| End of Expenditure Period | 7/9/2042 |
| Latest Termination Date | 7/9/2047 |
| Eligible for Extension/No. of Years | Yes \| 3 |
| Eligible Recipient District | Yes |

| | |
|---|---|
| Actual Base Value | 11,744,600 |
| Pre-Amendment Base Value (Actual) | N/A |
| Property Appreciation Factor | 0.00% |
| Current Tax Rate (Per $1,000 EV) | $19.02 |
| 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 | 2023 | 0 | 2024 | 0 | 0 | 2025 | 19.02 | 0 |
| 2 | 2024 | 0 | 2025 | 0 | 0 | 2026 | 19.02 | 0 |
| 3 | 2025 | 0 | 2026 | 0 | 0 | 2027 | 19.02 | 0 |
| 4 | 2026 | 0 | 2027 | 0 | 0 | 2028 | 19.02 | 0 |
| 5 | 2027 | 0 | 2028 | 0 | 0 | 2029 | 19.02 | 0 |
| 6 | 2028 | 0 | 2029 | 0 | 0 | 2030 | 19.02 | 0 |
| 7 | 2029 | 0 | 2030 | 0 | 0 | 2031 | 19.02 | 0 |
| 8 | 2030 | 0 | 2031 | 0 | 0 | 2032 | 19.02 | 0 |
| 9 | 2031 | 0 | 2032 | 0 | 0 | 2033 | 19.02 | 0 |
| 10 | 2032 | 0 | 2033 | 0 | 0 | 2034 | 19.02 | 0 |
| 11 | 2033 | 0 | 2034 | 0 | 0 | 2035 | 19.02 | 0 |
| 12 | 2034 | 0 | 2035 | 0 | 0 | 2036 | 19.02 | 0 |
| 13 | 2035 | 0 | 2036 | 0 | 0 | 2037 | 19.02 | 0 |
| 14 | 2036 | 0 | 2037 | 0 | 0 | 2038 | 19.02 | 0 |
| 15 | 2037 | 0 | 2038 | 0 | 0 | 2039 | 19.02 | 0 |
| 16 | 2038 | 0 | 2039 | 0 | 0 | 2040 | 19.02 | 0 |
| 17 | 2039 | 0 | 2040 | 0 | 0 | 2041 | 19.02 | 0 |
| 18 | 2040 | 0 | 2041 | 0 | 0 | 2042 | 19.02 | 0 |
| 19 | 2041 | 0 | 2042 | 0 | 0 | 2043 | 19.02 | 0 |
| 20 | 2042 | 0 | 2043 | 0 | 0 | 2044 | 19.02 | 0 |
| 21 | 2043 | 0 | 2044 | 0 | 0 | 2045 | 19.02 | 0 |
| 22 | 2044 | 0 | 2045 | 0 | 0 | 2046 | 19.02 | 0 |
| 23 | 2045 | 0 | 2046 | 0 | 0 | 2047 | 19.02 | 0 |
| 24 | 2046 | 0 | 2047 | 0 | 0 | 2048 | 19.02 | 0 |
| | | 0 | | 0 | | | | |

**Future Value of Increment** 0

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# TID 19 – Cash Flow

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

| | As of Dec. 31, 2024: | |
|---|---|---|
| **Cash and Investments:** | **$8,438** | **(A)** |
| **Future Debt Service Requirements:** | **$0** | **(B)** |
| **Advances from Other Funds (General Fund):** | **$20,000** | **(C)** |

| | 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 | Year |
| 2025 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | 938 | 0 | 2025 |
| 2026 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (6,562) | 0 | 2026 |
| 2027 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (14,062) | 0 | 2027 |
| 2028 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (21,562) | 0 | 2028 |
| 2029 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (29,062) | 0 | 2029 |
| 2030 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (36,562) | 0 | 2030 |
| 2031 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (44,062) | 0 | 2031 |
| 2032 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (51,562) | 0 | 2032 |
| 2033 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (59,062) | 0 | 2033 |
| 2034 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (66,562) | 0 | 2034 |
| 2035 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (74,062) | 0 | 2035 |
| 2036 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (81,562) | 0 | 2036 |
| 2037 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (89,062) | 0 | 2037 |
| 2038 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (96,562) | 0 | 2038 |
| 2039 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (104,062) | 0 | 2039 |
| 2040 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (111,562) | 0 | 2040 |
| 2041 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (119,062) | 0 | 2041 |
| 2042 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (126,562) | 0 | 2042 |
| 2043 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (134,062) | 0 | 2043 |
| 2044 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (141,562) | 0 | 2044 |
| 2045 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (149,062) | 0 | 2045 |
| 2046 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (156,562) | 0 | 2046 |
| 2047 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (164,062) | 0 | 2047 |
| 2048 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (171,562) | 0 | 2048 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **180,000** | **180,000** | | | | |

**NOTES:**

**Final Balance (G - C): (191,562)**

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# TID 20

- Created 2020

# TID 20

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

| | |
|---|---|
| Type of District | Blighted Area |
| Actual Creation Date | 7/9/2020 |
| Valuation Date | Jan. 1, 2020 |
| Maximum Life (In Years) | 27 |
| Expenditure Period (In Years) | 22 |
| Revenue Periods/Final Rev Year | 27 / 2048 |
| End of Expenditure Period | 7/9/2042 |
| Latest Termination Date | 7/9/2047 |
| Eligible for Extension/No. of Years | Yes / 3 |
| Eligible Recipient District | Yes |

| | |
|---|---|
| Actual Base Value | 11,744,600 |
| Pre-Amendment Base Value (Actual) | N/A |
| Property Appreciation Factor | 0.00% |
| Current Tax Rate (Per $1,000 EV) | $19.02 |
| 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 | 2023 | 0 | 2024 | 0 | 18,900 | 2025 | 19.02 | 359 |
| 2 | 2024 | 0 | 2025 | 0 | 0 | 2026 | 19.02 | 0 |
| 3 | 2025 | 0 | 2026 | 0 | 0 | 2027 | 19.02 | 0 |
| 4 | 2026 | 0 | 2027 | 0 | 0 | 2028 | 19.02 | 0 |
| 5 | 2027 | 0 | 2028 | 0 | 0 | 2029 | 19.02 | 0 |
| 6 | 2028 | 0 | 2029 | 0 | 0 | 2030 | 19.02 | 0 |
| 7 | 2029 | 0 | 2030 | 0 | 0 | 2031 | 19.02 | 0 |
| 8 | 2030 | 0 | 2031 | 0 | 0 | 2032 | 19.02 | 0 |
| 9 | 2031 | 0 | 2032 | 0 | 0 | 2033 | 19.02 | 0 |
| 10 | 2032 | 0 | 2033 | 0 | 0 | 2034 | 19.02 | 0 |
| 11 | 2033 | 0 | 2034 | 0 | 0 | 2035 | 19.02 | 0 |
| 12 | 2034 | 0 | 2035 | 0 | 0 | 2036 | 19.02 | 0 |
| 13 | 2035 | 0 | 2036 | 0 | 0 | 2037 | 19.02 | 0 |
| 14 | 2036 | 0 | 2037 | 0 | 0 | 2038 | 19.02 | 0 |
| 15 | 2037 | 0 | 2038 | 0 | 0 | 2039 | 19.02 | 0 |
| 16 | 2038 | 0 | 2039 | 0 | 0 | 2040 | 19.02 | 0 |
| 17 | 2039 | 0 | 2040 | 0 | 0 | 2041 | 19.02 | 0 |
| 18 | 2040 | 0 | 2041 | 0 | 0 | 2042 | 19.02 | 0 |
| 19 | 2041 | 0 | 2042 | 0 | 0 | 2043 | 19.02 | 0 |
| 20 | 2042 | 0 | 2043 | 0 | 0 | 2044 | 19.02 | 0 |
| 21 | 2043 | 0 | 2044 | 0 | 0 | 2045 | 19.02 | 0 |
| 22 | 2044 | 0 | 2045 | 0 | 0 | 2046 | 19.02 | 0 |
| 23 | 2045 | 0 | 2046 | 0 | 0 | 2047 | 19.02 | 0 |
| 24 | 2046 | 0 | 2047 | 0 | 0 | 2048 | 19.02 | 0 |
| | | 0 | | 0 | | | | |

Future Value of Increment: 359

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# TID 20 – Cash Flow

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

| | **As of Dec. 31, 2024:** | |
|---|---|---|
| **Cash and Investments:** | **$21,214** | **(A)** |
| **Future Debt Service Requirements:** | **$0** | **(B)** |
| **Advances from Other Funds (General Fund):** | **$10,000** | **(C)** |

| | **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 | Year |
| 2025 | 359 | 0 | 0 | **359** | | 0 | 7,500 | **7,500** | (7,141) | 14,073 | 0 | 2025 |
| 2026 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | 6,573 | 0 | 2026 |
| 2027 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (927) | 0 | 2027 |
| 2028 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (8,427) | 0 | 2028 |
| 2029 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (15,927) | 0 | 2029 |
| 2030 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (23,427) | 0 | 2030 |
| 2031 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (30,927) | 0 | 2031 |
| 2032 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (38,427) | 0 | 2032 |
| 2033 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (45,927) | 0 | 2033 |
| 2034 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (53,427) | 0 | 2034 |
| 2035 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (60,927) | 0 | 2035 |
| 2036 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (68,427) | 0 | 2036 |
| 2037 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (75,927) | 0 | 2037 |
| 2038 | 0 | 0 | 1 | **1** | | 0 | 7,500 | **7,500** | (7,499) | (83,426) | 0 | 2038 |
| 2039 | 0 | 0 | 1 | **1** | | 0 | 7,500 | **7,500** | (7,499) | (90,925) | 0 | 2039 |
| 2040 | 0 | 0 | 2 | **2** | | 0 | 7,500 | **7,500** | (7,498) | (98,423) | 0 | 2040 |
| 2041 | 0 | 0 | 2 | **2** | | 0 | 7,500 | **7,500** | (7,498) | (105,921) | 0 | 2041 |
| 2042 | 0 | 0 | 3 | **3** | | 0 | 7,500 | **7,500** | (7,497) | (113,418) | 0 | 2042 |
| 2043 | 0 | 0 | 3 | **3** | | 0 | 7,500 | **7,500** | (7,497) | (120,915) | 0 | 2043 |
| 2044 | 0 | 0 | 4 | **4** | | 0 | 7,500 | **7,500** | (7,496) | (128,411) | 0 | 2044 |
| 2045 | 0 | 0 | 4 | **4** | | 0 | 7,500 | **7,500** | (7,496) | (135,907) | 0 | 2045 |
| 2046 | 0 | 0 | 5 | **5** | | 0 | 7,500 | **7,500** | (7,495) | (143,402) | 0 | 2046 |
| 2047 | 0 | 0 | 5 | **5** | | 0 | 7,500 | **7,500** | (7,495) | (150,897) | 0 | 2047 |
| 2048 | 0 | 0 | 6 | **6** | | 0 | 7,500 | **7,500** | (7,494) | (158,391) | 0 | 2048 |
| **Total** | **359** | **0** | **36** | **395** | **0** | **0** | **180,000** | **180,000** | | | | |

**NOTES:**

**Final Balance (G - C): (168,391)**

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# TID 21

- Created 2023

# TID 21

## Tax Increment District No. 21 (Lincoln Middle School)
### Tax Increment Projection Worksheet

| | |
|---|---|
| Type of District | Rehabilitation |
| Actual Creation Date | 7/13/2023 |
| Valuation Date | Jan. 1, 2023 |
| Maximum Life (In Years) | 27 |
| Expenditure Period (In Years) | 22 |
| Revenue Periods/Final Rev Year | 27 \| 2051 |
| End of Expenditure Period | 7/13/2045 |
| Latest Termination Date | 7/13/2050 |
| Eligible for Extension/No. of Years | Yes \| 3 |
| Eligible Recipient District | Yes |

| | |
|---|---|
| Actual Base Value | 0 |
| Pre-Amendment Base Value (Actual) | N/A |
| Property Appreciation Factor | 0.00% |
| Current Tax Rate (Per $1,000 EV) | $19.02 |
| 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 | 2023 | 0 | 2024 | 0 | 0 | 2025 | 19.02 | 0 |
| 2 | 2024 | 0 | 2025 | 0 | 0 | 2026 | 19.02 | 0 |
| 3 | 2025 | 0 | 2026 | 0 | 0 | 2027 | 19.02 | 0 |
| 4 | 2026 | 0 | 2027 | 0 | 0 | 2028 | 19.02 | 0 |
| 5 | 2027 | 0 | 2028 | 0 | 0 | 2029 | 19.02 | 0 |
| 6 | 2028 | 0 | 2029 | 0 | 0 | 2030 | 19.02 | 0 |
| 7 | 2029 | 0 | 2030 | 0 | 0 | 2031 | 19.02 | 0 |
| 8 | 2030 | 0 | 2031 | 0 | 0 | 2032 | 19.02 | 0 |
| 9 | 2031 | 0 | 2032 | 0 | 0 | 2033 | 19.02 | 0 |
| 10 | 2032 | 0 | 2033 | 0 | 0 | 2034 | 19.02 | 0 |
| 11 | 2033 | 0 | 2034 | 0 | 0 | 2035 | 19.02 | 0 |
| 12 | 2034 | 0 | 2035 | 0 | 0 | 2036 | 19.02 | 0 |
| 13 | 2035 | 0 | 2036 | 0 | 0 | 2037 | 19.02 | 0 |
| 14 | 2036 | 0 | 2037 | 0 | 0 | 2038 | 19.02 | 0 |
| 15 | 2037 | 0 | 2038 | 0 | 0 | 2039 | 19.02 | 0 |
| 16 | 2038 | 0 | 2039 | 0 | 0 | 2040 | 19.02 | 0 |
| 17 | 2039 | 0 | 2040 | 0 | 0 | 2041 | 19.02 | 0 |
| 18 | 2040 | 0 | 2041 | 0 | 0 | 2042 | 19.02 | 0 |
| 19 | 2041 | 0 | 2042 | 0 | 0 | 2043 | 19.02 | 0 |
| 20 | 2042 | 0 | 2043 | 0 | 0 | 2044 | 19.02 | 0 |
| 21 | 2043 | 0 | 2044 | 0 | 0 | 2045 | 19.02 | 0 |
| 22 | 2044 | 0 | 2045 | 0 | 0 | 2046 | 19.02 | 0 |
| 23 | 2045 | 0 | 2046 | 0 | 0 | 2047 | 19.02 | 0 |
| 24 | 2046 | 0 | 2047 | 0 | 0 | 2048 | 19.02 | 0 |
| 25 | 2047 | 0 | 2048 | 0 | 0 | 2049 | 19.02 | 0 |
| 26 | 2048 | 0 | 2049 | 0 | 0 | 2050 | 19.02 | 0 |
| 27 | 2049 | 0 | 2050 | 0 | 0 | 2051 | 19.02 | 0 |
| | | 0 | | 0 | | | | |

**Future Value of Increment** 0

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# TID 21 – Cash Flow

| | | | |
|---|---|---|---|
| | | As of Dec. 31, 2024: | |
| **Tax Increment District No. 21 (Lincoln Middle School)** | **Cash and Investments:** | **$8,247** | **(A)** |
| **Cash Flow Pro Forma** | **Future Debt Service Requirements:** | **$0** | **(B)** |
| | **Advances from Other Funds (General Fund):** | **$10,000** | **(C)** |

| | 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 | Year |
| 2025 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | 747 | 0 | 2025 |
| 2026 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (6,753) | 0 | 2026 |
| 2027 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (14,253) | 0 | 2027 |
| 2028 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (21,753) | 0 | 2028 |
| 2029 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (29,253) | 0 | 2029 |
| 2030 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (36,753) | 0 | 2030 |
| 2031 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (44,253) | 0 | 2031 |
| 2032 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (51,753) | 0 | 2032 |
| 2033 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (59,253) | 0 | 2033 |
| 2034 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (66,753) | 0 | 2034 |
| 2035 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (74,253) | 0 | 2035 |
| 2036 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (81,753) | 0 | 2036 |
| 2037 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (89,253) | 0 | 2037 |
| 2038 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (96,753) | 0 | 2038 |
| 2039 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (104,253) | 0 | 2039 |
| 2040 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (111,753) | 0 | 2040 |
| 2041 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (119,253) | 0 | 2041 |
| 2042 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (126,753) | 0 | 2042 |
| 2043 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (134,253) | 0 | 2043 |
| 2044 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (141,753) | 0 | 2044 |
| 2045 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (149,253) | 0 | 2045 |
| 2046 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (156,753) | 0 | 2046 |
| 2047 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (164,253) | 0 | 2047 |
| 2048 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (171,753) | 0 | 2048 |
| 2049 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (179,253) | 0 | 2049 |
| 2050 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (186,753) | 0 | 2050 |
| 2051 | 0 | 0 | 0 | **0** | | 0 | 7,500 | **7,500** | (7,500) | (194,253) | 0 | 2051 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **202,500** | **202,500** | | | | |

**NOTES:**

**Final Balance (G - C): (181,753)**

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