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**ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW
TAX YEAR 2024**

333 Front Street Development Agreement

- Parties: This agreement is between the City of La Crosse, 333 Front Street, LLC and Weber Holdings, LLC.
- Governing Body: ECDC

Project Definition:

Refurbish, renovate and develop an underutilized single occupant property into an office building and mixed-use property.

Essential Terms:

- Cash Grants: Up to \$1.1 Million for tax years 2024-2027.
- Reverse TIF Payment:
85% to Developer: \$133,788.32
15% to City: \$23,609.71
- Tax Guarantee:
\$11 Million as of January 1, 2023 (Land = \$5,451,800, Improvements = \$7,466,700,
Total = \$12,918,500.)

CALCULATION:

2024 Improvements:	\$7,466,700
Base Value	- <u>zero</u>
	\$ 7,466,700
x mill rate	<u>.02108</u>
	157,398.03

85% = \$ 133,788.32– Amount owed to Developer

15% = \$ 23,609.71– Amount retained by City

Deficiency PILOT:

11,000,000 - \$7,466,700 = \$3,533,300

\$3,533,300 x .02108 = \$74,481.96

Amount due from Developer for deficiency = \$74,481.96

RECOMMENDATION:

Disburse funds and collect deficiency PILOT.