



**2016**

**COMBINED TID REPORTS – TIDs 5, 6, 7, 8, 9, 10, 11**

**ANNUAL REPORT  
CITY OF EAU CLAIRE  
12/31/2016**

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**2016**

**TAX INCREMENTAL DISTRICT # 5  
GATEWAY NORTHWEST BUSINESS PARK**



**ANNUAL REPORT  
CITY OF EAU CLAIRE**

**12/31/2016**



## TID # 5

### Introduction

Tax Incremental District (TID) #5 was approved effective January 1, 1997 for the purpose of financing infrastructure improvements in the Gateway Northwest Business Park. The original project plan contemplated infrastructure development in three phases including streets, water and sewer utilities, and storm water conveyance. An amendment in 2003 provided for the addition of territory generally to the north of the original boundary, as well as additional project costs. The creation of Tax Incremental District #9 in 2008 allowed for a portion of the project costs in TID #5 to be re-allocated to TID #9.

### Expenditures in 2016

Expenditures totaled \$806,825.61 in 2016. Of the total, \$803,613.61 was for debt service and the remaining \$3,212.00 was for administration costs. No additional construction costs will be incurred as the construction period has ended.

### Current Year Expenditures

TID #5 is scheduled to retire \$521,825 in debt in 2017, of which \$485,000 is principal repayment. Debt service will continue through 2019. In addition, annual recertification payments and auditing costs will be expensed until the TID is terminated in 2019.

<b>TID #5 STATUS REPORT</b>	
<b>Name</b>	Gateway Northwest Business Park
<b>Type</b>	Industrial
<b>Effective Date</b>	1/1/1997
<b>Original Project Costs</b>	\$2,680,000
<b>Amendment #1 Date</b>	1/1/2003
<b>Amendment #1 Type</b>	Boundary and project costs
<b>Amended Project Costs</b>	\$11,665,330
<b>End of Construction</b>	10/8/2014
<b>Termination Date</b>	10/8/2019

<b>TID #5 EQUALIZED VALUE</b>	
<b>Base</b>	\$999,700
<b>Increment</b>	\$58,803,500
<b>Total Equalized Value</b>	\$59,803,200
<b>Percent Change</b>	5882%



City of Eau Claire														
Tax Incremental District #5														
Projection of Cash Flow														
Sources of Funds					Uses of Funds				Fund Balance		Break-even?	Year		
Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service/ Issue Cost	Admin. & Other	Total Uses	Annual	Cumulative		Year	Year	
1	1997	\$ -	\$ 29,802	\$ 1,460,000	\$ 1,489,802	\$ 764,559	\$ 4,882	-	\$ 769,441	\$ 720,361	\$ 720,361	N	1	1997
2	1998	-	32,715	-	32,715	363,755	87,200	-	450,955	(418,240)	\$ 302,121	N	2	1998
3	1999	28,486	10,463	-	38,949	73,471	74,743	-	148,214	(109,265)	\$ 192,856	N	3	1999
4	2000	34,066	47,117	1,580,000	1,661,183	984,179	117,493	-	1,101,672	559,511	\$ 752,367	N	4	2000
5	2001	67,770	22,194	-	89,964	387,834	224,475	-	612,309	(522,345)	\$ 230,022	N	5	2001
6	2002	375,775	13,087	-	388,862	-	206,511	-	206,511	182,351	\$ 412,373	N	6	2002
7	2003	514,227	35,597	-	549,824	44,000	242,746	-	286,746	263,078	\$ 675,451	N	7	2003
8	2004	473,441	77,557	1,000,000	1,550,998	-	261,719	-	261,719	1,289,279	\$ 1,964,731	N	8	2004
9	2005	520,016	120,941	3,000,000	3,640,957	70,057	315,810	-	385,867	3,255,090	\$ 5,219,821	N	9	2005
10	2006	449,030	254,841	-	703,871	2,587,936	427,278	-	3,015,214	(2,311,343)	\$ 2,908,478	N	10	2006
11	2007	449,840	172,085	2,065,000	2,686,925	-	2,478,088	-	2,478,088	208,837	\$ 3,117,315	N	11	2007
12	2008	448,632	104,006	-	552,638	-	497,572	-	497,572	55,066	\$ 3,172,381	N	12	2008
13	2009	488,053	56,085	-	544,138	350,977	474,813	-	825,790	(281,652)	\$ 2,890,728	N	13	2009
14	2010	518,867	31,900	-	550,767	535,784	508,813	150	1,044,747	(493,980)	\$ 2,396,749	N	14	2010
15	2011	685,583	23,556	-	709,139	-	551,309	150	551,459	157,680	\$ 2,554,429	N	15	2011
16	2012	718,365	15,995	-	734,360	-	592,094	150	592,244	142,116	\$ 2,696,545	N	16	2012
17	2013	943,551	43,248	-	986,799	-	640,647	150	640,797	346,002	\$ 3,042,547	N	17	2013
18	2014	1,104,954	44,122	-	1,149,076	2,134,205	843,375	150	2,977,730	(1,828,654)	\$ 1,213,893	N	18	2014
19	2015	1,127,416	114,297	1,955,000	3,196,713	683,178	2,890,825	4,260	3,578,263	(381,550)	\$ 832,343	N	19	2015
20	2016	1,035,487	30,205	-	1,065,692	-	803,614	3,212	806,826	258,866	\$ 1,091,209	N	20	2016
21	2017	1,332,749	5,456	-	1,338,205	-	785,464	150	785,614	552,591	\$ 1,643,800	Y	21	2017
22	2018	1,373,300	8,219	-	1,381,519	-	628,789	150	628,939	752,580	\$ 2,396,380	Y	22	2018
23	2019	1,387,264	11,982	-	1,399,246	-	746,681	10,150	756,831	642,415	\$ 3,038,795	Y	23	2019
		\$ 14,076,872	\$ 1,305,470	\$ 11,060,000	\$ 26,442,342	\$ 8,979,935	\$ 14,404,941	\$ 18,672	\$ 23,403,548	\$ 3,038,795				

NOTES:  
1 Project costs are estimates and actual costs may vary from estimates



**2016**

**TAX INCREMENTAL DISTRICT # 6  
NORTHEAST INDUSTRIAL AREA**



**ANNUAL REPORT  
CITY OF EAU CLAIRE  
12/31/2016**



## TID # 6

### Introduction

Tax Incremental District (TID) #6 was approved effective January 1, 1997 for the purpose of providing public improvements necessary to accommodate industrial development on the northeast side of the city. The original project plan contemplated infrastructure development in three phases including streets, water and sewer utilities, and storm water conveyance. In 2010 TID #6 generated sufficient increment as to allow termination of the TID. Although no longer considered an active TID, debt service payments remain through 2017. An allocation of excess revenue shall be made to the underlying taxing jurisdictions following full amortization of the TID's debt.

### Expenditures in 2016

Expenditures totaled \$119,900 in 2016. All of the expenditures were for debt service. Debt service in 2016 was comprised of \$115,000 for principal and \$4,900 for interest.

### Current Year Expenditures

TID #6 will retire \$66,300 of debt in 2016. Of this total, \$65,000 will go toward principal and \$1,300 toward interest. Debt for TID #6 will be fully repaid by 12/31/2017.

<b>TID #6 STATUS REPORT</b>	
<b>Name</b>	Northeast Industrial Area
<b>Type</b>	Industrial
<b>Effective Date</b>	1/1/1997
<b>Original Project Costs</b>	\$1,470,000
<b>Amendment #1 Date</b>	N/A
<b>Amendment #1 Type</b>	N/A
<b>Amended Project Costs</b>	N/A
<b>End of Construction</b>	1/28/2015
<b>Termination Date</b>	1/28/2020

*Note: Debt service is still being paid through 4/1/2017. As such, a report for 2016 and 2017 will be required. We can discontinue this report for annual TID reports effective 12/31/2018.*

<b>TID #6 EQUALIZED VALUE</b>	
<b>Base</b>	\$985,900
<b>Increment</b>	\$11,382,500
<b>Total Equalized Value</b>	\$12,368,400
<b>Percent Change</b>	1155%



City of Eau Claire													
Tax Incremental District #6													
Projection of Cash Flow													
Sources of Funds					Uses of Funds				Fund Balance		Break-even?	Year	
Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Total Uses	Annual	Cumulative			
1 1997	\$ -	\$ 11,403	\$ 650,000	\$ 661,403	\$ 424,393	\$ -	\$ 2,160	\$ 426,553	\$ 234,850	\$ 234,850	N	1 1997	
2 1998	-	11,921	-	11,921	-	39,051	-	39,051	(27,130)	\$ 207,720	N	2 1998	
3 1999	49,878	97,914	395,000	542,792	535,898	33,473	1,343	570,714	(27,922)	\$ 179,798	N	3 1999	
4 2000	52,182	28,252	200,000	280,434	-	93,861	2,824	96,685	183,749	\$ 363,547	N	4 2000	
5 2001	66,453	31,979	-	98,432	93,212	82,735	531	176,478	(78,046)	\$ 285,501	N	5 2001	
6 2002	127,080	24,178	-	151,258	75,940	99,573	-	175,513	(24,255)	\$ 261,246	N	6 2002	
7 2003	163,153	21,762	-	184,915	813	97,653	-	98,466	86,450	\$ 347,696	N	7 2003	
8 2004	189,860	25,490	-	215,350	-	105,473	-	105,473	109,878	\$ 457,573	N	8 2004	
9 2005	210,351	36,248	-	246,599	-	103,038	2,534	105,572	141,027	\$ 598,601	N	9 2005	
10 2006	199,712	51,792	-	251,504	-	100,608	90	100,697	150,807	\$ 749,408	N	10 2006	
11 2007	204,104	67,473	780,000	1,051,577	-	866,325	-	866,325	185,252	\$ 934,660	N	11 2007	
12 2008	219,665	42,348	-	262,013	-	109,465	100	109,565	152,448	\$ 1,087,108	N	12 2008	
13 2009	236,174	15,379	-	251,553	-	98,509	100	98,609	152,944	\$ 1,240,052	Y	13 2009	
14 2010	248,081	3,518	-	251,599	-	95,508	3,704	99,211	152,388	\$ 1,392,440	Y	14 2010	
15 2011	-	1,401	-	1,401	-	131,900	-	131,900	(130,499)	\$ 1,261,941	Y	15 2011	
16 2012	-	1,381	-	1,381	-	127,700	-	127,700	(126,319)	\$ 1,135,622	Y	16 2012	
17 2013	-	757	-	757	-	123,500	-	123,500	(122,743)	\$ 1,012,879	Y	17 2013	
18 2014	-	537	-	537	300,000	129,100	-	429,100	(428,563)	\$ 584,316	Y	18 2014	
19 2015	-	865	-	865	-	124,500	-	124,500	(123,635)	\$ 460,681	Y	19 2015	
<b>20 2016</b>	-	<b>1,174</b>	-	<b>1,174</b>	-	<b>119,900</b>	-	<b>119,900</b>	<b>(118,726)</b>	<b>\$ 341,955</b>	<b>Y</b>	<b>20 2016</b>	
21 2017	-	566	-	566	-	66,300	-	66,300	(65,734)	\$ 276,221	Y	21 2017	
	\$ 1,966,693	\$ 476,339	\$ 2,025,000	\$ 4,468,032	\$ 1,430,256	\$ 2,748,169	\$ 13,386	\$ 4,191,810	\$ 276,221				

NOTES:

1 Project costs are estimates and actual costs may vary from estimates





**2016**

**TAX INCREMENTAL DISTRICT # 7  
SOO LINE DEVELOPMENT AREA**



**ANNUAL REPORT  
CITY OF EAU CLAIRE**

**12/31/2016**



## TID # 7

### Introduction

Tax Incremental District (TID) #7 was approved effective January 1, 1997 for the purpose of acquiring and demolishing blighted properties, installing utility and street improvements, developing a parking surface, and providing a riverfront trail and overlook. The TID is located on the site of Eau Claire’s former Soo Line Depot. In 2004 TID #7 was amended by extending the boundary of the District. The TID will terminate in 2024.

### Expenditures in 2016

Expenditures totaled \$148,950 in 2016. Of this total, \$140,000 was spent for debt principal amortization and \$8,800 for debt interest amortization. The remaining \$150 was spent to recertify the District with the State Department of Revenue.

### Current Year Expenditures

TID #7 is projected to spend \$153,150 in 2017. Of this total, \$150,000 is for debt principal amortization and \$3,000 for debt interest amortization. The remaining \$150 is to recertify the District with the State Department of Revenue. Debt associated with prior year bond issues will be fully amortized by 12/31/2017. Future expenditures related to project costs and advance repayments may occur.

<b>TID #7 STATUS REPORT</b>	
<b>Name</b>	Soo Line Development Area
<b>Type</b>	Blight/Rehab
<b>Effective Date</b>	1/1/1997
<b>Original Project Costs</b>	\$1,270,800
<b>Amendment #1 Date</b>	1/1/2004
<b>Amendment #1 Type</b>	Boundary
<b>Amended Project Costs</b>	\$1,270,800
<b>End of Construction</b>	3/11/2019
<b>Termination Date</b>	3/11/2024

<b>TID #7 EQUALIZED VALUE</b>	
<b>Base</b>	\$329,100
<b>Increment</b>	\$5,945,900
<b>Total Equalized Value</b>	\$6,275,000
<b>Percent Change</b>	1807%



City of Eau Claire															
Tax Incremental District #7															
Projection of Cash Flow															
Sources of Funds					Uses of Funds					Fund Balance		Break-even?	Year		
Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Interest on Interfund Borrowing	Total Uses	Annual	Cumulative				
0	1997	\$ -	\$ 35,827	\$ 1,705,000	\$ 1,740,827	\$ 138,304	\$ -	\$ 5,710	\$ -	\$ 144,014	\$ 1,596,813	\$ 1,596,813	N	0	1997
1	1998	-	75,936	-	75,936	736,620	-	-	-	838,674	(762,738)	\$ 834,075	N	1	1998
2	1999	25,351	-	-	25,351	268,104	87,475	-	-	355,579	(330,228)	\$ 503,847	N	2	1999
3	2000	20,938	-	-	20,938	67,406	87,475	675	-	155,556	(134,618)	\$ 369,229	N	3	2000
4	2001	76,251	-	-	76,251	1,000	146,005	-	-	147,005	(70,754)	\$ 298,475	N	4	2001
5	2002	80,349	17,267	-	97,616	2,500	147,926	-	-	150,426	(52,810)	\$ 245,665	N	5	2002
6	2003	82,909	41,753	-	124,662	106	144,709	-	-	144,815	(20,153)	\$ 225,512	N	6	2003
7	2004	80,409	28,213	335,000	443,622	11,216	146,368	-	-	157,584	286,038	\$ 511,550	N	7	2004
8	2005	87,582	30,380	-	117,962	196,719	161,074	-	-	357,793	(239,831)	\$ 271,719	N	8	2005
9	2006	84,451	22,404	-	106,855	65,000	161,215	-	-	226,215	(119,360)	\$ 152,358	N	9	2006
10	2007	117,871	23,676	1,130,000	1,271,547	-	1,248,004	18,278	-	1,266,282	5,265	\$ 157,624	N	10	2007
11	2008	124,745	11,831	-	136,576	27,900	183,268	-	-	211,168	(74,592)	\$ 83,032	N	11	2008
12	2009	131,980	623	-	132,603	-	164,710	100	-	164,810	(32,207)	\$ 50,825	N	12	2009
13	2010	144,263	6,696	-	150,959	-	179,973	3,853	-	183,826	(32,867)	\$ 17,958	N	13	2010
14	2011	141,109	4,615	-	145,724	-	189,579	249	-	189,828	(44,104)	\$ (26,146)	N	14	2011
15	2012	125,573	3,205	-	128,778	-	198,619	250	-	198,869	(70,091)	\$ (96,237)	N	15	2012
16	2013	132,282	1,592	-	133,874	-	212,016	250	-	212,266	(78,392)	\$ (174,629)	N	16	2013
17	2014	141,514	1,574	-	143,088	-	324,569	247	-	324,816	(181,728)	\$ (356,357)	N	17	2014
18	2015	120,219	6,338	-	126,557	-	149,300	150	-	149,450	(22,893)	\$ (379,250)	N	18	2015
19	2016	126,846	3,891	-	130,737	-	148,800	150	-	148,950	(18,213)	\$ (397,464)	N	19	2016
20	2017	137,091	-	-	137,091	-	153,000	150	5,962	159,112	(22,021)	\$ (419,484)	N	20	2017
21	2018	153,025	-	1,315,000	1,468,025	1,300,000	-	34,300	6,292	1,340,592	127,433	\$ (292,051)	N	21	2018
22	2019	154,632	-	-	154,632	-	231,826	150	5,841	237,817	(83,185)	\$ (375,236)	N	22	2019
23	2020	386,818	-	-	386,818	-	243,147	150	7,505	250,802	136,016	\$ (239,221)	N	23	2020
24	2021	621,326	-	-	621,326	-	243,020	150	5,981	249,151	372,175	\$ 132,955	N	24	2021
25	2022	627,615	665	-	628,280	-	242,888	150	-	243,038	385,242	\$ 518,197	Y	25	2022
26	2023	633,967	2,591	-	636,558	-	242,752	150	-	242,902	393,656	\$ 911,853	Y	26	2023
27	2024	640,383	4,559	-	644,942	-	242,611	10,150	-	252,761	392,181	\$ 1,304,034	Y	27	2024
		\$ 2,134,758	\$ 315,820	\$ 4,485,000	\$ 6,935,579	\$ 2,814,875	\$ 4,336,139	\$ 64,362	\$ 12,254	\$ 7,227,630	\$ (292,051)				

NOTES:  
1 Project costs are estimates and actual costs may vary from estimates



**2016**

**TAX INCREMENTAL DISTRICT # 8  
DOWNTOWN DEVELOPMENT AREA**



**ANNUAL REPORT  
CITY OF EAU CLAIRE  
12/31/2016**



## TID # 8

### Introduction

Tax Incremental District (TID) #8 was approved effective January 1, 2002 for the purpose of acquiring and demolishing blighted properties and constructing a community park with riverfront amenities. In addition, the TID provides for street and utility work to foster development in the North Barstow Redevelopment District. In 2007 TID #8 was amended by adding project costs for streets and utilities as well as providing for development incentives.

In 2013 TID #8 was amended a second time to add project costs for a downtown parking structure and additional street and utility improvements. The amendment also included a boundary expansion. In 2014 the TID was amended for a third time to include a \$1.5 million contribution to the future Community Arts Facility and additional boundary expansion. TID #8 will terminate in 2029.

### Expenditures in 2016

Expenditures totaled \$5,361,889 in 2016. Capital expenditures and professional services related to the downtown parking ramp accounted for approximately \$3.98 million of the total. Approximately \$1.36 million was spent for debt service payments, with \$925,000 amortizing debt principal and \$443,283 amortizing interest owed. The remainder was due to a debt issuance expense and administrative costs.

### Current Year Expenditures

TID #8 is projected to expend \$3,015,802 in 2017. Of this total, \$1,035,000 is for debt principal amortization and \$416,735 for debt interest amortization. In addition, \$1.5 million was spent for TID #8's allocation of the City's contribution to the Community Arts Facility. The remaining \$150 is due to administrative costs.

<b>TID #8 STATUS REPORT</b>	
<b>Name</b>	Downtown Development Area
<b>Type</b>	Blight/Rehab
<b>Effective Date</b>	1/1/2002
<b>Original Project Costs</b>	\$13,825,000
<b>Amendment #1 Date</b>	1/1/2007
<b>Amendment #1 Type</b>	Project costs
<b>Amended Project Costs</b>	\$16,025,000
<b>Amendment #2 Date</b>	1/1/2013
<b>Amendment #2 Type</b>	Boundary and project costs
<b>Amended Project Costs</b>	\$23,725,000
<b>Amendment #3 Date</b>	1/1/2014
<b>Amendment #3 Type</b>	Boundary and project costs
<b>Amended Project Costs</b>	\$25,225,000
<b>End of Construction</b>	9/24/2024
<b>Termination Date</b>	9/24/2029



TID #8 EQUALIZED VALUE	
Base	\$12,418,400
Increment	\$58,658,800
Total Equalized Value	\$71,077,200
Percent Change	472%

City of Eau Claire															
Tax Incremental District #8															
Projection of Cash Flow															
Sources of Funds					Uses of Funds					Fund Balance					
Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Interest on Interfund Borrowing	Total Uses	Annual	Cumulative	Break-even?	Year		
0	2002	\$ -	\$ 5,971	\$ 2,000,000	\$ 2,005,971	\$ 90,290	\$ -	\$ 4,523	\$ -	\$ 94,813	\$ 1,911,158	\$ 1,911,158	N	0	2002
1	2003	-	1,135,061	6,600,000	7,735,061	671,650	2,032,083	26,951	-	2,730,684	5,004,377	\$ 6,915,535	N	1	2003
2	2004	5,222	1,244,640	570,000	1,819,862	3,731,570	285,447	1,614	-	4,018,631	(2,198,769)	\$ 4,716,766	N	2	2004
3	2005	86,896	266,676	200,000	553,572	2,667,151	360,596	3,498	-	3,031,245	(2,477,674)	\$ 2,239,093	N	3	2005
4	2006	274,623	561,575	-	836,198	1,878,595	416,663	716	-	2,295,974	(1,459,777)	\$ 779,316	N	4	2006
5	2007	338,272	408,503	1,440,000	2,186,775	1,056,808	558,709	6,263	-	1,621,780	564,994	\$ 1,344,310	N	5	2007
6	2008	357,833	307,803	-	665,636	395,837	639,247	150	-	1,035,234	(369,599)	\$ 974,712	N	6	2008
7	2009	394,738	103,991	-	498,729	2,728,326	878,390	150	-	3,606,866	(3,108,138)	\$ (2,133,426)	N	7	2009
8	2010	498,863	78,037	-	576,900	55,732	622,715	150	-	678,597	(101,697)	\$ (2,235,123)	N	8	2010
9	2011	606,338	133,160	-	739,498	56,850	801,587	150	-	858,587	(119,090)	\$ (2,354,213)	N	9	2011
10	2012	639,256	76,718	-	715,974	37,589	809,789	150	-	847,528	(131,554)	\$ (2,485,767)	N	10	2012
11	2013	697,863	133,407	4,305,000	5,136,270	331,637	5,261,974	150	-	5,593,761	(457,491)	\$ (2,943,258)	N	11	2013
12	2014	862,689	57,328	-	920,017	591,430	636,449	150	-	1,228,029	(308,012)	\$ (3,251,270)	N	12	2014
13	2015	835,589	170,371	9,770,000	10,775,960	6,508,059	829,964	150	-	7,338,173	3,437,786	\$ 186,517	N	13	2015
14	2016	1,287,928	74,350	1,525,000	2,887,278	3,979,342	1,368,283	14,264	-	5,361,889	(2,474,611)	\$ (2,288,094)	N	14	2016
15	2017	1,352,462	-	-	1,352,462	1,563,917	1,451,735	150	-	3,015,802	(1,663,340)	\$ (3,951,434)	N	15	2017
16	2018	1,305,125	67,100	840,000	2,212,225	894,217	1,470,325	29,550	-	2,394,092	(181,867)	\$ (4,133,302)	N	16	2018
17	2019	1,321,039	67,100	-	1,388,139	63,917	1,547,326	150	-	1,611,393	(223,254)	\$ (4,356,555)	N	17	2019
18	2020	1,798,241	67,100	-	1,865,341	63,917	1,447,381	150	-	1,511,448	353,893	\$ (4,002,662)	N	18	2020
19	2021	2,049,651	67,100	-	2,116,751	63,917	1,412,422	150	-	1,476,489	640,262	\$ (3,362,401)	N	19	2021
20	2022	2,073,011	67,100	-	2,140,111	63,917	1,391,250	150	-	1,455,317	684,793	\$ (2,677,607)	N	20	2022
21	2023	2,096,604	67,100	-	2,163,704	63,917	1,567,679	150	-	1,631,746	531,958	\$ (2,145,649)	N	21	2023
22	2024	2,120,433	67,100	-	2,187,533	63,917	1,570,235	150	-	1,634,302	553,232	\$ (1,592,417)	N	22	2024
23	2025	2,144,501	67,100	4,715,000	6,926,601	63,917	5,327,793	150	-	5,391,860	1,534,741	\$ (57,677)	N	23	2025
24	2026	2,168,809	67,100	-	2,235,909	53,729	2,319,604	150	-	2,373,483	(137,574)	\$ (195,251)	N	24	2026
25	2027	2,193,361	67,100	-	2,260,461	-	1,426,875	150	-	1,427,025	833,435	\$ 638,184	N	25	2027
26	2028	2,218,157	70,291	-	2,288,448	-	1,436,193	150	-	1,436,343	852,106	\$ 1,490,290	Y	26	2028
27	2029	2,168,809	74,551	-	2,243,361	-	1,382,562	10,150	-	1,392,712	850,649	\$ 2,340,938	Y	27	2029
		\$ 31,896,312	\$ 5,573,433	\$ 31,965,000	\$ 69,434,744	\$ 27,740,150	\$ 39,253,277	100,379	\$ -	\$ 67,093,806	\$ 2,340,938				

NOTES:  
1 Project costs are estimates and actual costs may vary from estimates





**2016**

**TAX INCREMENTAL DISTRICT # 9  
BUSINESS PARK OVERLAY**



**ANNUAL REPORT  
CITY OF EAU CLAIRE  
12/31/2016**



## TID # 9

### Introduction

In 2008, the City Council approved the creation of TID # 9, for the purpose of financing infrastructure improvements in the Gateway Northwest Business Park. TID # 9 includes undeveloped sections of TID #5. Through the TID, the city contemplated infrastructure development for utilities and street improvements to prepare for industrial development.

### Expenditures in 2016

Expenditures totaled \$150 in 2016, to recertify the District with the State Department of Revenue.

### Current Year Expenditures

TID #9 is projected to spend \$150 to recertify the District with the State Department of Revenue.

<b>TID #9 STATUS REPORT</b>	
<b>Name</b>	Gateway NW Business Park Overlay
<b>Type</b>	Industrial
<b>Effective Date</b>	1/1/2008
<b>Original Project Costs</b>	\$14,935,000
<b>Amendment #1 Date</b>	N/A
<b>Amendment #1 Type</b>	N/A
<b>Amended Project Costs</b>	N/A
<b>End of Construction</b>	9/9/2023
<b>Termination Date</b>	9/9/2028

<b>TID #9 EQUALIZED VALUE</b>	
<b>Base</b>	\$11,238,900
<b>Increment</b>	\$2,325,800
<b>Total Equalized Value</b>	\$13,564,700
<b>Percent Change</b>	21%





City of Eau Claire													
Tax Incremental District #9													
Projection of Cash Flow													
Sources of Funds					Uses of Funds					Fund Balance		Break-even? Year	
Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Interest on Interfund Borrowing	Total Uses	Annual	Cumulative		
1 2008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ (1,000)	\$ (1,000)	N 1 2008	
2 2009	-	-	-	-	-	-	-	-	-	-	\$ (1,000)	N 2 2009	
3 2010	49,579	138	-	49,717	-	-	150	-	150	49,567	\$ 48,567	N 3 2010	
4 2011	120,195	289	-	120,484	-	-	150	-	150	120,334	\$ 168,901	N 4 2011	
5 2012	55,084	806	-	55,890	-	-	150	-	150	55,740	\$ 224,641	N 5 2012	
6 2013	52,856	892	-	53,748	-	-	150	-	150	53,598	\$ 278,239	N 6 2013	
7 2014	8,432	1,283	-	9,715	-	-	150	-	150	9,565	\$ 287,804	N 7 2014	
8 2015	3,888	517	-	4,405	-	-	150	-	150	4,255	\$ 292,059	N 8 2015	
<b>9 2016</b>	<b>33,755</b>	<b>1,010</b>	-	<b>34,765</b>	-	-	<b>150</b>	-	<b>150</b>	<b>34,615</b>	<b>\$ 326,674</b>	<b>N 9 2016</b>	
10 2017	93,896	1,061	-	94,957	-	-	150	-	150	94,807	\$ 421,481	N 10 2017	
11 2018	53,318	1,114	2,135,000	2,189,431	5,200,000	-	42,500	-	5,242,500	(3,053,069)	\$ (2,631,588)	N 11 2018	
12 2019	71,520	1,169	1,790,000	1,862,689	1,500,000	305,672	39,050	-	1,844,722	17,968	\$ (2,613,620)	N 12 2019	
13 2020	74,784	1,228	2,285,000	2,361,011	1,800,000	517,847	44,000	-	2,361,847	(835)	\$ (2,614,455)	N 13 2020	
14 2021	1,211,765	1,289	2,760,000	3,973,054	3,100,000	861,574	48,750	-	4,010,324	(37,271)	\$ (2,651,726)	N 14 2021	
15 2022	1,679,905	1,353	2,700,000	4,381,258	3,100,000	1,314,383	48,150	-	4,462,533	(81,275)	\$ (2,733,001)	N 15 2022	
16 2023	2,152,726	1,421	550,000	2,704,147	1,000,000	1,802,351	26,650	-	2,829,001	(124,854)	\$ (2,857,855)	N 16 2023	
17 2024	2,403,539	1,492	-	2,405,031	-	1,587,582	150	-	1,587,732	817,299	\$ (2,040,556)	N 17 2024	
18 2025	2,656,859	1,567	-	2,658,426	-	1,586,672	150	-	1,586,822	1,071,604	\$ (968,953)	N 18 2025	
19 2026	2,685,976	1,645	-	2,687,621	-	1,585,728	150	-	1,585,878	1,101,743	\$ 132,791	N 19 2026	
20 2027	2,715,384	1,727	-	2,717,112	-	1,584,748	150	-	1,584,898	1,132,213	\$ 1,265,004	N 20 2027	
21 2028	2,745,086	1,814	-	2,746,900	-	1,583,732	150	-	1,583,882	1,163,018	\$ 2,428,022	Y 21 2028	
22 2029	2,775,085	1,905	-	2,776,990	-	1,582,677	10,150	-	1,592,827	1,184,163	\$ 3,612,185	Y 22 2029	
	<b>\$ 21,643,632</b>	<b>\$ 23,720</b>	<b>\$ 12,220,000</b>	<b>\$ 33,887,351</b>	<b>\$ 15,700,000</b>	<b>\$ 14,312,967</b>	<b>\$ 262,200</b>	<b>\$ -</b>	<b>\$ 30,275,167</b>	<b>\$ 3,612,185</b>			

NOTES:  
1 Project costs are estimates and actual costs may vary from estimates



# 2016

## TAX INCREMENTAL DISTRICT # 10 CONFLUENCE PROJECT



Haymarket Plaza - Final Master Plan Model View A

Eau Claire, Wisconsin

0214 | 2017 - 16\_EAU\_01



Landscaping Architecture  
200 West Laramie Street  
Madison, WI 53703  
608.258.1084

# ANNUAL REPORT CITY OF EAU CLAIRE 12/31/2016



## TID # 10

### Introduction

In 2014, the City Council approved the creation of TID # 10, for the purpose of development of the downtown South Barstow area. Uses of funds include financial assistance to encourage mixed-use development, a cash grant for a community arts facility, and improvements to the Haymarket Plaza. The TID was amended in 2015 to reduce territory in the District to facilitate the creation of TID # 11, which would otherwise overlap TID # 10. The purpose of TID # 10 remains as originally intended prior to the territory amendment.

### Expenditures in 2016

Expenditures totaled \$550,460.78 in 2016. Of this total, \$295,000 was spent for the Haymarket Concepts mixed use building developer incentive. Approximately \$223,000 was spent on debt service payments, with \$125,000 amortizing debt principal and \$97,364 amortizing interest owed. Approximately \$32,947 was spent on bond proceeds. The remaining \$150 was spent to recertify the District with the State Department of Revenue.

### Current Year Expenditures

TID # 10 is projected to spend \$1,000,150 in 2017. Of this total, \$1.0 million was spent for TID # 10's allocation of the City's contribution to the Community Arts Facility. The remaining \$150 is to recertify the District with the State Department of Revenue.

<b>TID #10 STATUS REPORT</b>	
<b>Name</b>	Confluence Project
<b>Type</b>	Blight/Rehab
<b>Effective Date</b>	1/1/2015
<b>Original Project Costs</b>	\$14,191,976
<b>Amendment #1 Date</b>	1/1/2015
<b>Amendment #1 Type</b>	Boundary
<b>Amended Project Costs</b>	\$14,191,976
<b>End of Construction</b>	10/14/2036
<b>Termination Date</b>	10/14/2041

<b>TID #10 EQUALIZED VALUE</b>	
<b>Base</b>	\$9,794,200
<b>Increment</b>	\$15,292,600
<b>Total Equalized Value</b>	\$25,086,800
<b>Percent Change</b>	156%



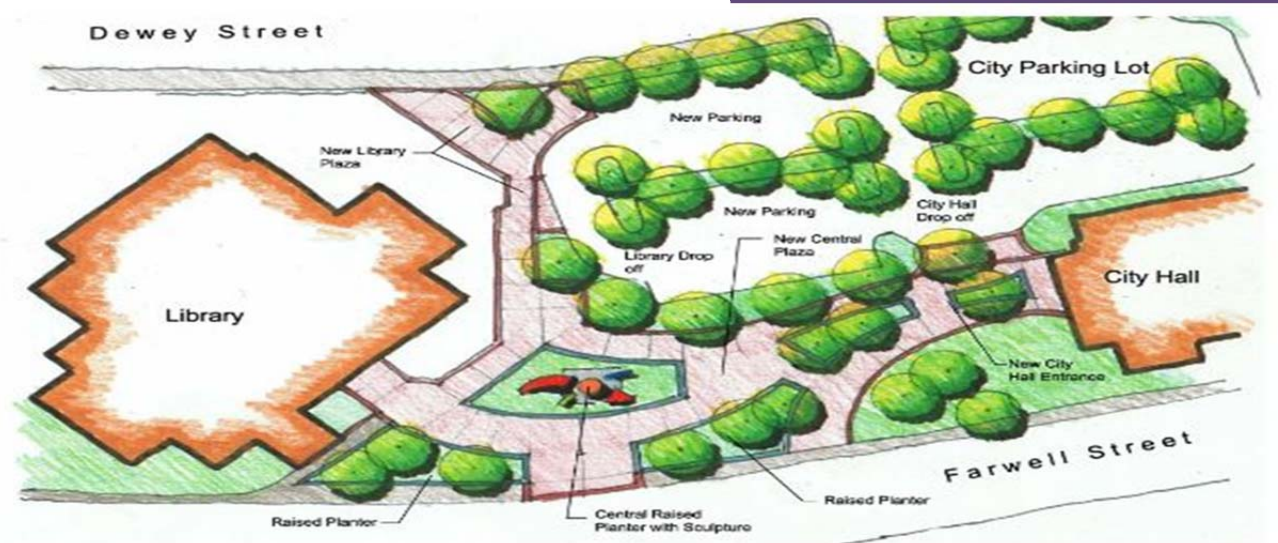
City of Eau Claire														
Tax Incremental District #10														
Projection of Cash Flow														
Sources of Funds					Uses of Funds					Fund Balance		Break-even?	Year	
Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Interest on Interfund Borrowing	Total Uses	Annual	Cumulative			
1	2015	\$ -	\$ 35,540	\$ 2,955,000	\$ 2,990,540	\$ 2,681,555	\$ -	\$ -	\$ 2,681,555	\$ 308,985	\$ 308,985	N	1	2015
2	2016	-	17,768	3,560,000	295,000	222,364	33,097	-	550,461	3,027,307	3,336,292	N	2	2016
3	2017	352,593	-	352,593	1,000,000	427,135	150	-	1,427,285	(1,074,693)	2,261,600	N	3	2017
4	2018	714,822	-	2,550,000	3,264,822	5,000,000	428,975	46,650	5,475,625	(2,210,803)	50,796	N	4	2018
5	2019	724,228	-	724,228	-	619,693	150	-	619,843	104,385	155,181	N	5	2019
6	2020	733,728	-	733,728	-	602,638	150	-	602,788	130,941	286,122	N	6	2020
7	2021	743,324	-	743,324	-	600,330	150	-	600,480	142,844	428,966	N	7	2021
8	2022	799,128	-	799,128	-	597,896	150	-	598,046	201,082	630,048	N	8	2022
9	2023	809,378	-	809,378	-	600,420	150	-	600,570	208,808	838,856	N	9	2023
10	2024	819,730	-	819,730	-	602,733	150	-	602,883	216,847	1,055,702	N	10	2024
11	2025	830,185	-	830,185	-	2,142,042	150	-	2,142,192	(1,312,007)	(256,305)	N	11	2025
12	2026	840,745	-	2,205,000	3,045,745	2,404,283	43,200	8,971	2,456,454	589,291	332,987	N	12	2026
13	2027	874,467	-	874,467	-	410,412	150	-	410,562	463,905	796,891	N	13	2027
14	2028	885,470	-	885,470	-	389,064	150	-	389,214	496,257	1,293,148	N	14	2028
15	2029	896,583	-	896,583	-	388,835	150	-	388,985	507,598	1,800,746	N	15	2029
16	2030	907,807	-	907,807	-	388,595	150	-	388,745	519,062	2,319,808	N	16	2030
17	2031	919,143	-	919,143	-	388,343	150	-	388,493	530,650	2,850,458	N	17	2031
18	2032	930,593	-	930,593	-	388,078	150	-	388,228	542,365	3,392,823	N	18	2032
19	2033	942,157	-	942,157	-	387,800	150	-	387,950	554,207	3,947,030	N	19	2033
20	2034	953,837	-	953,837	300,000	387,508	150	-	687,658	266,179	4,213,208	N	20	2034
21	2035	965,633	-	965,633	325,000	387,201	150	-	712,351	253,282	4,466,490	Y	21	2035
22	2036	977,548	-	977,548	350,000	386,879	150	-	737,029	240,519	4,707,009	Y	22	2036
23	2037	989,582	-	989,582	400,000	386,540	150	-	786,690	202,892	4,909,901	Y	23	2037
24	2038	1,001,736	-	1,001,736	450,000	386,184	150	-	836,334	165,402	5,075,303	Y	24	2038
25	2039	1,014,011	-	1,014,011	525,000	209,529	150	-	734,679	279,332	5,354,635	Y	25	2039
26	2040	1,026,409	-	1,026,409	600,000	209,245	150	-	809,395	217,014	5,571,649	Y	26	2040
27	2041	1,038,932	-	1,038,932	-	208,946	10,150	-	219,096	819,836	6,391,485	Y	27	2041
		\$21,691,768	\$ 53,308	\$ 11,270,000	\$33,015,076	\$ 11,926,555	\$ 14,551,668	\$ 136,397	\$ 8,971	\$26,623,591	\$ 6,391,485			

NOTES:  
1 Project costs are estimates and actual costs may vary from estimates



# 2016

## TAX INCREMENTAL DISTRICT # 11 DOWNTOWN



## ANNUAL REPORT CITY OF EAU CLAIRE

12/31/2016



## TID # 11

### Introduction

In 2015, the City Council approved the creation of TID # 11. The purpose of TID # 11 is to promote the orderly development of the City of Eau Claire by encouraging development and redevelopment of under-utilized property in the central business district. Uses of funds include funding for parking improvements, cash grant for a community arts facility and construction of a library plaza.

### Expenditures in 2016

Expenditures totaled \$150 in 2016, to recertify the District with the State Department of Revenue.

### Current Year Expenditures

TID #11 is projected to spend \$444,150, in 2017. Of this total, \$444,000 is for renovations to the Gibson Street Parking ramp, the remaining \$150 is to recertify the District with the State Department of Revenue.

<b>TID #11 STATUS REPORT</b>	
<b>Name</b>	Downtown
<b>Type</b>	Mixed Use
<b>Effective Date</b>	1/1/2015
<b>Original Project Costs</b>	\$8,272,792
<b>Amendment #1 Date</b>	N/A
<b>Amendment #1 Type</b>	N/A
<b>Amended Project Costs</b>	N/A
<b>End of Construction</b>	9/22/2030
<b>Termination Date</b>	9/22/2035

<b>TID #11 EQUALIZED VALUE</b>	
<b>Base</b>	\$16,625,200
<b>Increment</b>	\$10,552,900
<b>Total Equalized Value</b>	\$27,178,100
<b>Percent Change</b>	63%



City of Eau Claire															
Tax Incremental District #11															
Projection of Cash Flow															
Sources of Funds					Uses of Funds					Fund Balance		Breakeven?	Year		
Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Interest on Interfund Borrowing	Total Uses	Annual	Cumulative				
1	2015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N	1	2015
2	2016	-	-	-	-	-	150	-	150	(150)	(150)	N	2	2016	
3	2017	113,748	-	705,000	818,748	444,000	-	28,200	2	472,202	346,546	\$ 346,396	N	3	2017
4	2018	245,318	-	2,635,000	2,880,318	1,350,000	55,932	47,500	-	1,453,432	1,426,886	\$ 1,773,281	N	4	2018
5	2019	346,150	-	185,000	531,150	250,000	276,332	23,000	-	549,332	(18,182)	\$ 1,755,099	N	5	2019
6	2020	469,709	-	50,000	519,709	250,000	264,510	21,650	-	536,160	(16,451)	\$ 1,738,649	N	6	2020
7	2021	478,271	-	45,000	523,271	250,000	267,022	21,600	-	538,622	(15,351)	\$ 1,723,298	N	7	2021
8	2022	486,918	-	-	486,918	-	270,906	150	-	271,056	215,862	\$ 1,939,160	N	8	2022
9	2023	565,392	-	-	565,392	-	269,972	150	-	270,122	295,270	\$ 2,234,430	N	9	2023
10	2024	574,910	-	-	574,910	-	269,870	150	-	270,020	304,890	\$ 2,539,320	N	10	2024
11	2025	584,524	-	-	584,524	-	269,765	150	-	269,915	314,609	\$ 2,853,929	N	11	2025
12	2026	663,974	-	-	663,974	-	269,657	150	-	269,807	394,167	\$ 3,248,096	Y	12	2026
13	2027	674,478	-	-	674,478	-	269,544	150	-	269,694	404,784	\$ 3,652,880	Y	13	2027
14	2028	685,088	-	-	685,088	-	269,428	150	-	269,578	415,510	\$ 4,068,390	Y	14	2028
15	2029	695,803	-	-	695,803	-	269,307	150	-	269,457	426,346	\$ 4,494,736	Y	15	2029
16	2030	706,626	-	-	706,626	-	269,183	150	-	269,333	437,293	\$ 4,932,029	Y	16	2030
17	2031	717,557	-	-	717,557	-	269,054	150	-	269,204	448,353	\$ 5,380,383	Y	17	2031
18	2032	728,597	-	-	728,597	-	268,920	150	-	269,070	459,527	\$ 5,839,910	Y	18	2032
19	2033	739,748	-	-	739,748	-	268,782	150	-	268,932	470,816	\$ 6,310,726	Y	19	2033
20	2034	751,010	-	-	751,010	-	268,640	150	-	268,790	482,221	\$ 6,792,947	Y	20	2034
21	2035	762,385	-	-	762,385	-	268,492	150	-	268,642	493,743	\$ 7,286,690	Y	21	2035
22	2036	773,874	-	-	773,874	-	268,339	10,150	-	278,489	495,385	\$ 7,782,075	Y	22	2036
		\$ 11,764,082	\$ -	\$ 3,620,000	\$ 15,384,082	\$ 2,544,000	\$ 4,903,654	\$ 154,350	\$ 2	\$ 7,602,007	\$ 7,782,075				

NOTES:  
1 Project costs are estimates and actual costs may vary from estimates