



2018

COMBINED TID REPORTS – TIDs 5, 7, 8, 9, 10, 11, 12

ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2018

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2018

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

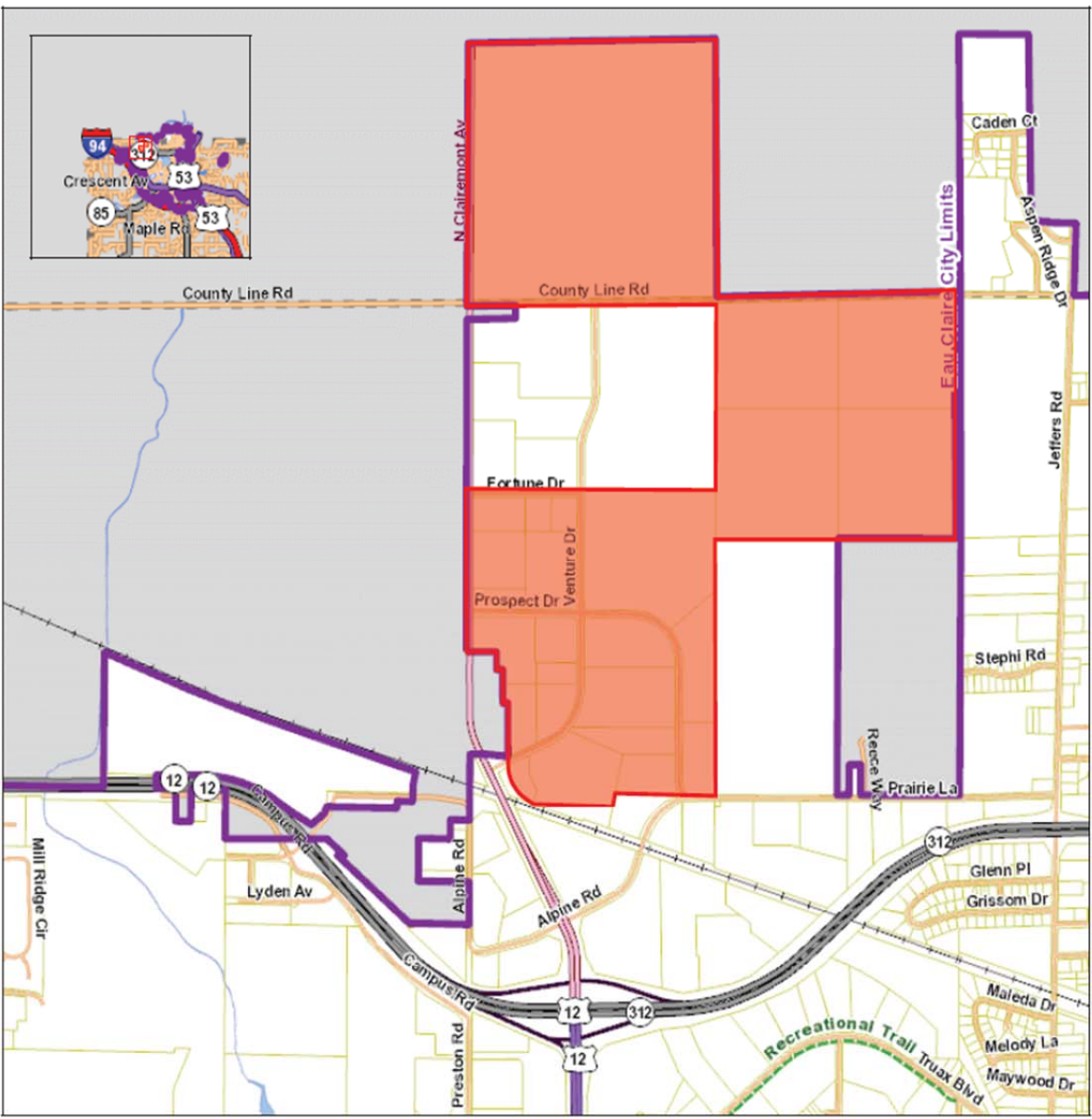


**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2018**

TID #5 - Gateway Northwest Business Park

Legend

- City Parcels
- Eau Claire County
- City Limits
- Area Outside of City Limits
- Water
- Interstate
- US Highways
- State Roads
- County Roads
- Town Roads
- City and Village Streets
- Ramps
- Railroads
- Recreational Trail





**Tax Incremental District Number Five
 As of December 31, 2018**

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 2018

Expenditures totaled \$628,031 in 2018. Of the total, \$627,881 was for debt service and bond issue costs and the remaining \$150 are 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 \$636,681 in debt in 2018, of which \$620,000 is principal repayment. Debt service will continue through 2020. In addition, annual recertification payments and auditing costs will be expensed until the TID is terminated in 2019.

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

TID #5 EQUALIZED VALUE	
Base	\$999,700
Increment	\$61,079,245
Total Equalized Value	\$61,474,200
Percent Change	6149%

City of Eau Claire
Tax Increment Financing Annual Report



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		
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	1,355,798	39,316	340,000	1,735,114	-	1,124,318	4,458	1,128,776	606,338	\$ 1,697,547	Y	21 2017
22 2018	1,363,064	52,489	-	1,415,553	-	623,831	4,200	628,031	787,522	\$ 2,485,069	Y	22 2018
23 2019	1,273,380	37,353	-	1,310,733	-	636,681	10,000	646,681	664,052	\$ 3,149,122	Y	23 2019
24 2020	1,273,380	40,674	-	1,314,054	-	111,100	23,445	134,545	1,179,509	\$ 4,328,630	Y	24 2020
	\$ 13,975,801	\$ 1,408,972	\$ 11,400,000	\$ 26,784,773	\$ 8,979,935	\$ 14,628,837	\$ 26,880	\$ 23,635,652	\$ 3,149,122			

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



2018

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

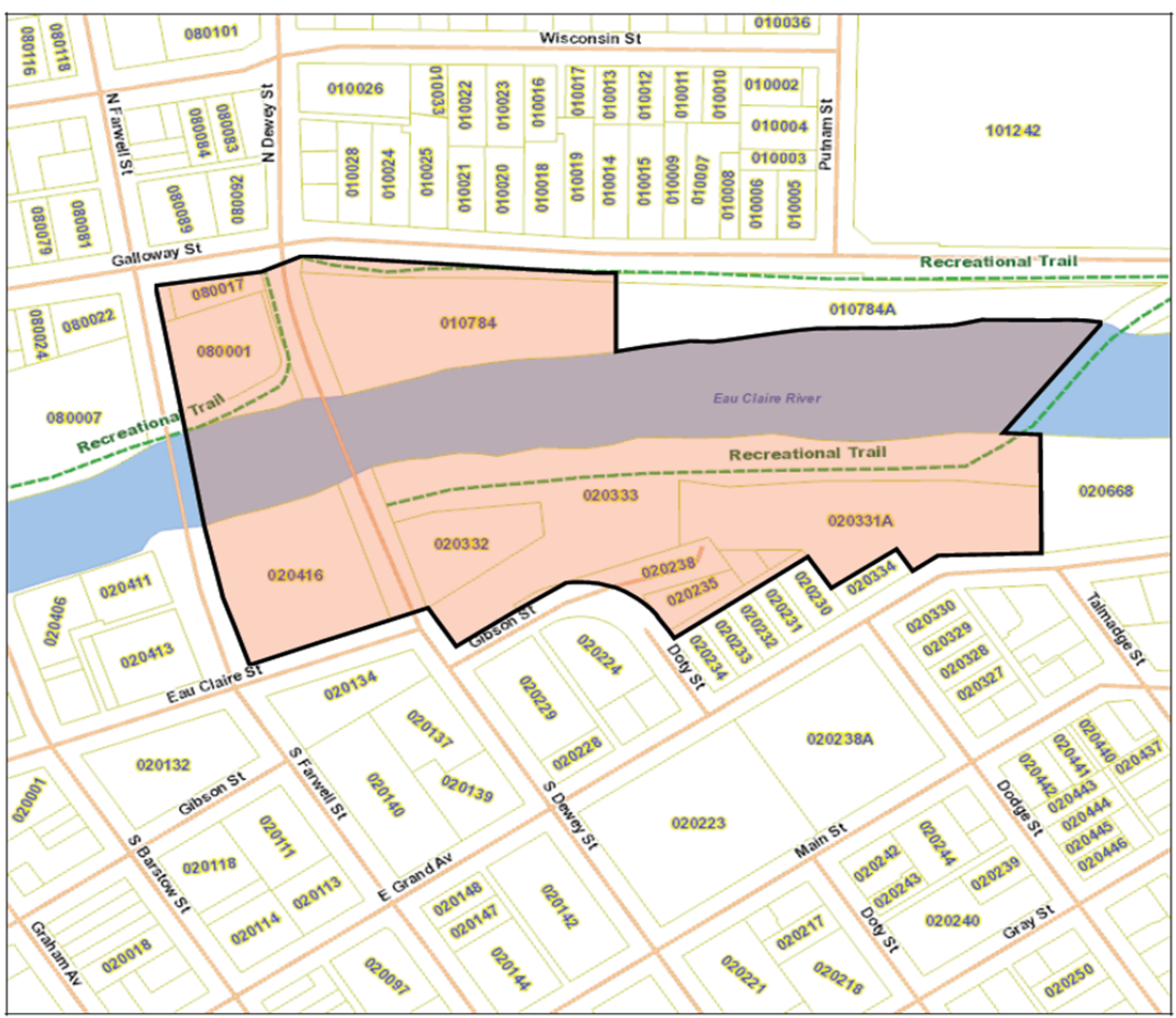


**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2018**

TID #7 - Soo Line Development Area

Legend

- City Parcels
- Parcel Labels
- Eau Claire County
- City Limits
- Area Outside of City Limits
- Water
- Interstate
- US Highways
- State Roads
- County Roads
- Town Roads
- City and Village Streets
- Ramps
- Railroads
- Recreational Trail



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed:	
Source:	



**Tax Incremental District Number Seven
 As of December 31, 2018**

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 2018

Expenditures totaled \$150 in 2018, all of which was spent to recertify the District with the State Department of Revenue.

Current Year Expenditures

TID #7 is projected to spend \$85,426 in 2019. \$80,000 is for debt principal amortization, \$5,276 is for interest related to advances, and the remaining \$150 is to recertify the District with the State Department of Revenue.

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

TID #7 EQUALIZED VALUE	
Base	\$329,100
Increment	\$5,921,500
Total Equalized Value	\$6,250,600
Percent Change	1899%

City of Eau Claire
Tax Increment Financing Annual Report



City of Eau Claire
Tax Incremental District #7
Projection of Cash Flow

Year	Sources of Funds				Uses of Funds				Fund Balance		Breakeven?	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	102,054	-	-	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	1,108	-	138,199	-	153,000	150	-	153,150	(14,951)	\$ (412,415)	N	20 2017
21 2018	148,743	-	-	148,743	-	-	150	-	150	148,593	\$ (263,822)	N	21 2018
22 2019	125,506	1,035	-	126,541	-	80,000	150	5,276	85,426	41,115	\$ (222,707)	N	22 2019
23 2020	126,831	-	-	126,831	-	80,000	150	4,454	84,604	42,226	\$ (180,481)	N	23 2020
24 2021	128,169	-	-	128,169	-	80,000	150	4,512	84,662	43,507	\$ (136,974)	N	24 2021
25 2022	129,520	-	-	129,520	-	64,345	150	3,424	67,919	61,601	\$ (75,374)	N	25 2022
26 2023	130,885	-	-	130,885	-	18,200	150	2,261	20,611	110,274	\$ 34,900	N	26 2023
27 2024	132,264	175	-	132,438	-	89,900	10,150	-	100,050	32,388	\$ 67,288	Y	27 2024
	\$ 2,130,476	\$ 316,928	\$ 3,170,000	\$ 5,617,404	\$ 1,514,875	\$ 4,336,139	\$ 30,212	\$ -	\$ 5,881,226	\$ (263,822)			

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



2018

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

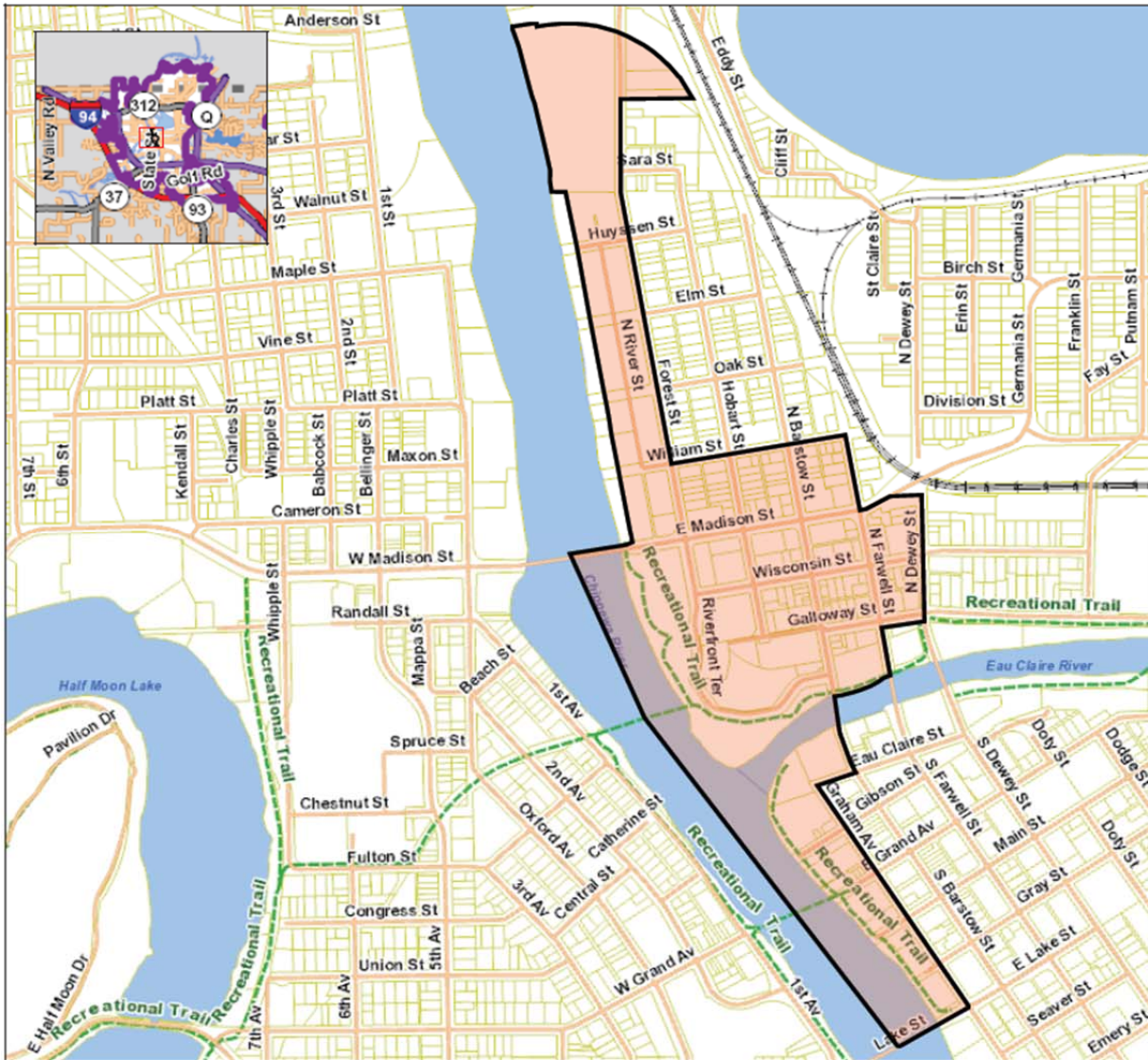


**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2018**

TID #8 - Downtown Development Area

Legend

- City Parcels
- Parcel Labels
- Eau Claire County
- City Limits
- Area Outside of City Limits
- Water
- Interstate
- US Highways
- State Roads
- County Roads
- Town Roads
- City and Village Streets
- Ramps
- Railroads
- Recreational Trail



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Author:	
Date Printed:	
Source:	



**Tax Incremental District Number Eight
 As of December 31, 2018**

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 2018

Expenditures totaled \$2,389,172 in 2018. Of the total, \$916,062 was spent on project costs. The City spent \$1,425,325 on debt service payments, with \$1,040,000 amortizing debt principal and \$385,325 amortizing interest owed. The remainder was due to a debt issuance expense and administrative costs.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$1,685,148. \$125,444 is projected in further project costs, with long term debt and administrative debt service contributing the remaining expenses.

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



TID #8 EQUALIZED VALUE	
Base	\$12,418,400
Increment	\$68,739,404
Total Equalized Value	\$81,157,804
Percent Change	554%

City of Eau Claire
Tax Incremental District #8
Projection of Cash Flow

Year	Sources of Funds				Uses of Funds						Fund Balance		Break-even?	Year	
	Tax Increments	Other	Advances	Long-Term Debt	Total Sources	Project Costs	Repayment of Advances	Debt Service	Admin. & Other	Interest on Interfund Borrowing	Total Uses	Annual			Cumulative
1 2002	\$ -	\$ 5,971	-	2,000,000	\$ 2,005,971	\$ 90,291	\$ -	-	4,523	\$ -	\$ 94,814	\$ 1,911,157	\$ 1,911,157	N	1 2002
2 2003	-	275,061	860,000	6,600,000	7,735,061	671,650	-	2,032,083	26,951	-	2,730,684	5,004,377	\$ 6,915,534	N	2 2003
3 2004	5,222	244,040	1,000,600	570,000	1,819,862	3,731,570	-	285,447	1,614	-	4,018,631	(2,198,768)	\$ 4,716,766	N	3 2004
4 2005	263,796	89,776	176,900	200,000	553,572	2,667,151	-	360,596	3,498	-	3,031,245	(2,477,674)	\$ 2,239,093	N	4 2005
5 2006	516,723	319,475	242,100	-	836,198	1,878,582	-	416,663	729	-	2,295,974	(1,459,776)	\$ 779,317	N	5 2006
6 2007	580,372	166,403	242,100	1,440,000	2,186,775	1,056,809	-	558,709	6,264	-	1,621,781	564,993	\$ 1,344,310	N	6 2007
7 2008	557,833	107,803	200,000	-	665,636	395,988	-	639,247	-	-	1,035,235	(369,599)	\$ 974,711	N	7 2008
8 2009	394,738	103,991	517,000	-	498,729	2,728,479	-	878,390	(3)	-	3,606,866	(3,108,137)	\$ (2,133,426)	N	8 2009
9 2010	498,863	78,037	-	-	576,900	55,733	-	622,715	150	-	678,598	(101,698)	\$ (2,235,124)	N	9 2010
10 2011	606,341	133,157	-	-	739,498	56,850	-	801,587	150	-	858,587	(119,090)	\$ (2,354,213)	N	10 2011
11 2012	639,257	76,717	-	-	715,974	37,588	-	809,790	150	-	847,528	(131,554)	\$ (2,485,767)	N	11 2012
12 2013	697,863	133,407	-	4,305,000	5,136,270	301,305	-	5,258,536	33,922	-	5,593,763	(457,493)	\$ (2,943,260)	N	12 2013
13 2014	862,689	57,328	-	-	920,017	527,168	-	636,449	64,412	-	1,228,029	(308,012)	\$ (3,251,272)	N	13 2014
14 2015	835,589	170,370	-	9,770,000	10,775,959	6,429,105	-	829,964	79,105	-	7,338,174	3,437,786	\$ 186,514	N	14 2015
15 2016	1,287,928	122,841	-	1,525,000	2,935,770	3,977,192	-	1,368,283	16,414	-	5,361,889	(2,426,119)	\$ (2,239,605)	N	15 2016
16 2017	1,352,462	942,745	-	-	2,295,207	1,560,549	-	2,146,736	2,795	29,166	3,739,246	(1,444,039)	\$ (3,683,644)	N	16 2017
17 2018	1,449,784	552,606	-	645,000	2,647,390	916,062	-	1,425,325	4,650	52,135	2,398,172	249,218	\$ (3,434,426)	N	17 2018
18 2019	1,549,350	170,517	-	-	1,719,867	125,444	-	1,480,000	4,650	75,054	1,685,148	34,720	\$ (3,399,707)	N	18 2019
19 2020	1,747,959	174,597	-	-	1,922,556	127,964	-	1,424,235	4,650	73,649	1,630,498	292,058	\$ (3,107,649)	N	19 2020
20 2021	1,808,790	187,579	-	-	1,996,369	130,536	-	1,389,288	4,650	83,757	1,608,231	388,139	\$ (2,719,510)	N	20 2021
21 2022	1,829,741	192,837	-	-	2,022,578	120,521	-	1,368,426	4,650	74,276	1,567,873	454,705	\$ (2,264,805)	N	21 2022
22 2023	1,850,902	203,454	-	-	2,054,356	-	-	1,544,565	4,650	75,915	1,625,130	429,226	\$ (1,835,580)	N	22 2023
23 2024	1,872,274	210,019	-	-	2,082,293	-	-	1,547,133	4,650	63,782	1,615,565	466,728	\$ (1,368,852)	N	23 2024
24 2025	1,893,860	224,314	-	4,705,000	6,823,174	-	-	5,316,987	72,800	59,173	5,448,960	1,374,214	\$ 5,363	N	24 2025
25 2026	1,915,662	245,839	-	-	2,161,501	-	-	2,098,246	4,650	12,670	2,115,566	45,935	\$ 51,298	N	25 2026
26 2027	1,937,682	258,059	-	-	2,195,741	-	600,000	1,135,307	4,650	15,329	1,755,286	440,454	\$ 491,753	N	26 2027
27 2028	1,959,922	266,035	-	-	2,225,957	-	600,000	1,145,161	-	886	1,746,047	479,910	\$ 971,663	N	27 2028
28 2029	1,982,384	288,131	-	-	2,270,515	-	750,000	1,065,957	-	-	1,815,957	454,559	\$ 1,426,222	N	28 2029
29 2030	2,005,071	297,222	-	-	2,302,293	-	1,288,700	1,094,672	-	-	2,383,372	(81,079)	\$ 1,345,143	N	29 2030
	\$ 30,897,986	\$ 6,001,109	\$ 3,238,700	\$ 31,760,000	\$ 70,519,695	\$ 27,586,538	\$ 3,238,700	\$ 38,585,821	355,322	\$ 615,792	\$ 69,093,473	\$ 1,426,222			

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

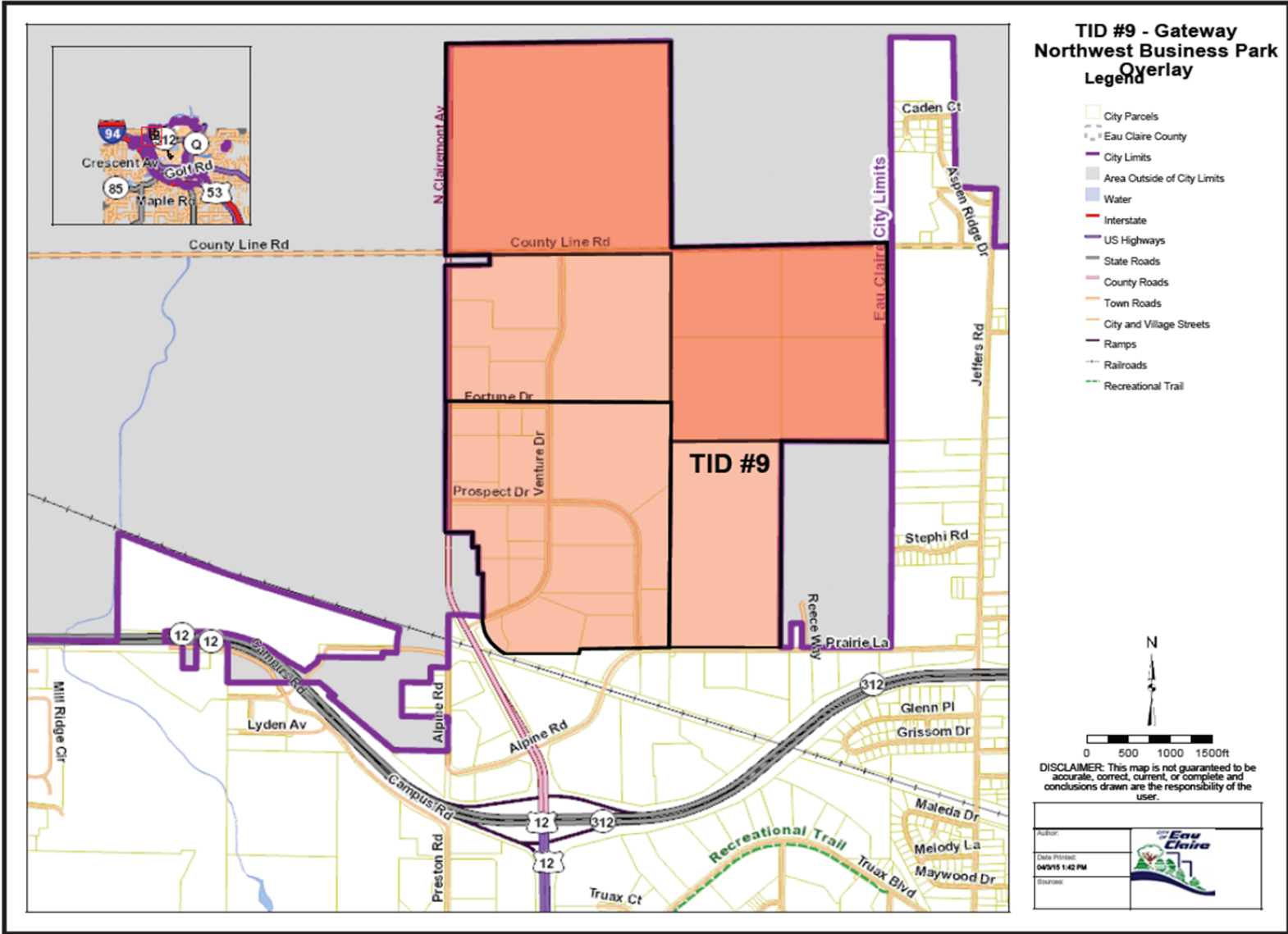


2018

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



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2018**





**Tax Incremental District Number Nine
 As of December 31, 2018**

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 2018

Expenditures totaled \$150 in 2018, to recertify the District with the State Department of Revenue.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$150, all of which is for administrative costs related to rectifying the District with the State Department of Revenue.

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

TID #9 EQUALIZED VALUE	
Base	\$11,238,900
Increment	\$3,145,000
Total Equalized Value	\$14,397,900
Percent Change	28%

City of Eau Claire
Tax Increment Financing Annual Report



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
9	2016	33,246	1,519	-	34,765	-	-	150	-	150	34,615	\$ 326,674	N	9	2016
10	2017	53,619	4,636	-	58,255	-	-	150	-	150	58,105	\$ 384,779	N	10	2017
11	2018	70,881	7,412	-	78,293	-	-	150	-	150	78,143	\$ 462,921	N	11	2018
12	2019	68,375	5,208	-	73,583	-	-	150	-	150	73,433	\$ 536,354	N	12	2019
13	2020	69,707	5,208	2,285,000	2,359,914	1,800,000	-	44,000	-	1,844,000	515,914	\$ 1,052,268	N	13	2020
14	2021	72,786	5,208	2,760,000	2,837,994	3,100,000	414,970	48,750	-	3,563,720	(725,727)	\$ 326,542	N	14	2021
15	2022	499,794	5,208	2,700,000	3,205,001	3,100,000	867,982	48,150	-	4,016,132	(811,131)	\$ (484,589)	N	15	2022
16	2023	931,072	5,208	550,000	1,486,279	1,000,000	1,356,161	26,650	-	2,382,811	(896,531)	\$ (1,381,120)	N	16	2023
17	2024	1,154,713	5,208	-	1,159,921	-	1,141,609	150	-	1,141,759	18,162	\$ (1,362,959)	N	17	2024
18	2025	1,380,592	5,208	-	1,385,799	-	1,140,925	150	-	1,141,075	244,725	\$ (1,118,234)	N	18	2025
19	2026	1,396,780	5,208	-	1,401,987	-	1,140,214	150	-	1,140,364	261,623	\$ (856,611)	N	19	2026
20	2027	1,413,130	5,208	-	1,418,337	-	1,139,476	150	-	1,139,626	278,711	\$ (577,899)	N	20	2027
21	2028	1,429,643	5,208	-	1,434,851	-	1,138,709	150	-	1,138,859	295,991	\$ (281,908)	N	21	2028
22	2029	1,446,321	5,208	-	1,451,529	-	1,137,913	10,150	-	1,148,063	303,466	\$ 21,559	Y	22	2029
		\$ 10,310,691	\$ 74,777	\$ 8,295,000	\$ 18,680,468	\$ 9,000,000	\$ 9,477,960	\$ 180,950	\$ -	\$ 18,658,910	\$ 21,559				

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

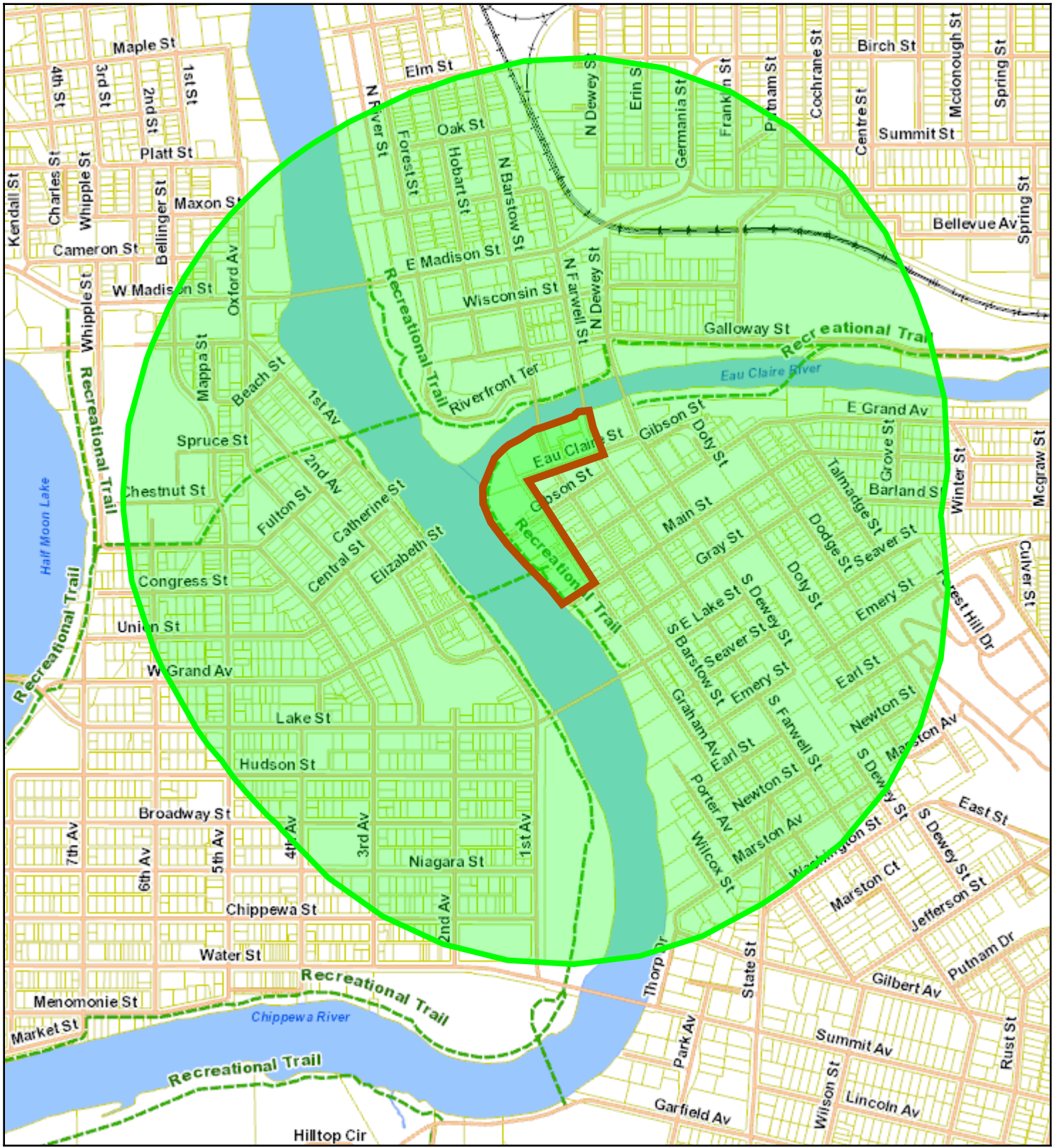


2018

**TAX INCREMENTAL DISTRICT # 10
CONFLUENCE PROJECT**



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2018**



Legend

- City Parcels
- Eau Claire County
- City Limits
- Area Outside of City Limits
- Water
- Interstate
- US Highways
- State Roads
- County Roads
- Town Roads



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:	
Date Printed: 07/24/15 11:37 AM	
Sources:	



**Tax Incremental District Number Ten
 As of December 31, 2018**

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 2018

Expenditures totaled \$4,560,786 in 2018. Of this total, \$2,504,316 was spent for the for Haymarket Plaza and the Haymarket Pedestrian Bridge construction. The City spent \$1,500,000 for the City’s contribution to the Pablo Center at the Confluence. Moreover, the City spent \$522,773 on debt service payments, with \$340,000 amortizing debt principal and \$182,773 amortizing interest owed. Bond issuance costs in 2018 totaled \$33,547. The remaining \$150 was spent to recertify the District with the State Department of Revenue.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$1,017,873 with \$345,819 projected to be contributed to further construction at Haymarket Plaza.

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

TID #10 EQUALIZED VALUE	
Base	\$9,794,200
Increment	\$29,913,500
Total Equalized Value	\$39,707,700
Percent Change	405%

City of Eau Claire
Tax Increment Financing Annual Report



City of Eau Claire

Tax Incremental District #10
Projection of Cash Flow

Year	Sources of Funds				Uses of Funds					Fund Balance		Break-even?	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	3,577,768	295,000	222,364	33,097	-	550,461	3,027,307	\$ 3,336,292	N	2 2016
3 2017	352,593	42,108	940,000	1,334,700	2,037,439	427,135	9,973	-	2,474,547	(1,139,847)	\$ 2,196,445	N	3 2017
4 2018	703,013	132,976	2,375,000	3,210,989	4,004,316	522,773	33,697	-	4,560,786	(1,349,797)	\$ 846,649	N	4 2018
5 2019	634,014	-	-	634,014	345,819	669,553	150	2,350	1,017,873	(383,859)	\$ 462,789	N	5 2019
6 2020	642,430	-	-	642,430	-	652,123	150	2,350	654,623	(12,193)	\$ 450,596	N	6 2020
7 2021	650,930	-	-	650,930	-	648,419	150	2,350	650,919	10	\$ 450,607	N	7 2021
8 2022	659,515	-	-	659,515	-	649,489	150	2,350	651,989	7,526	\$ 458,132	N	8 2022
9 2023	668,186	-	-	668,186	-	650,417	150	2,350	652,917	15,269	\$ 473,401	N	9 2023
10 2024	676,944	-	-	676,944	-	651,135	150	2,350	653,635	23,309	\$ 496,710	N	10 2024
11 2025	685,789	-	1,720,000	2,405,789	-	2,163,348	38,350	2,350	2,204,048	201,741	\$ 698,451	N	11 2025
12 2026	694,723	-	2,205,000	2,899,723	-	2,671,240	43,200	2,350	2,716,790	182,932	\$ 881,383	N	12 2026
13 2027	703,746	-	-	703,746	-	762,737	150	2,350	765,237	(61,491)	\$ 819,892	N	13 2027
14 2028	712,859	-	-	712,859	-	740,117	150	2,350	742,617	(29,757)	\$ 790,135	N	14 2028
15 2029	722,064	-	-	722,064	-	738,373	150	2,350	740,873	(18,809)	\$ 771,326	N	15 2029
16 2030	731,360	-	-	731,360	-	741,325	150	2,350	743,825	(12,465)	\$ 758,861	N	16 2030
17 2031	740,750	-	-	740,750	-	739,169	150	2,350	741,669	(919)	\$ 757,942	N	17 2031
18 2032	750,233	-	-	750,233	-	736,977	150	2,350	739,477	10,756	\$ 768,699	N	18 2032
19 2033	759,811	-	-	759,811	-	739,673	150	2,350	742,173	17,638	\$ 786,337	N	19 2033
20 2034	769,485	-	-	769,485	300,000	972,240	150	2,350	1,274,740	(505,255)	\$ 281,082	N	20 2034
21 2035	779,256	-	-	779,256	325,000	740,701	150	-	1,065,851	(286,595)	\$ (5,513)	N	21 2035
22 2036	789,124	-	-	789,124	350,000	523,295	150	276	873,721	(84,597)	\$ (90,110)	N	22 2036
23 2037	799,092	-	-	799,092	400,000	225,315	150	4,505	629,971	169,121	\$ 79,011	N	23 2037
24 2038	809,158	-	-	809,158	450,000	164,282	150	-	614,432	194,726	\$ 273,737	N	24 2038
25 2039	819,326	-	-	819,326	525,000	-	150	-	525,150	294,176	\$ 567,913	N	25 2039
26 2040	829,595	-	-	829,595	600,000	-	150	-	600,150	229,445	\$ 797,358	Y	26 2040
27 2041	839,967	-	-	839,967	-	-	10,150	-	10,150	829,817	\$ 1,627,175	Y	27 2041
	<u>\$17,923,961</u>	<u>\$ 228,392</u>	<u>\$ 13,755,000</u>	<u>\$31,907,353</u>	<u>\$ 12,314,130</u>	<u>\$ 17,752,200</u>	<u>\$ 171,467</u>	<u>\$ 42,381</u>	<u>\$30,280,179</u>	<u>\$ 1,627,175</u>			

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



2018

**TAX INCREMENTAL DISTRICT # 11
DOWNTOWN**



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2018**



**Tax Incremental District Number Eleven
 As of December 31, 2018**

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 2018

Expenditures totaled \$22,455 in 2018. The City spent \$22,305 for debt service payments and \$150 to recertify the District with the State Department of Revenue.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$294,428, \$250,000 of which is projected to be used for project expenses.

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

TID #11 EQUALIZED VALUE	
Base	\$16,625,200
Increment	\$15,352,410
Total Equalized Value	\$30,774,300
Percent Change	92%



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	243,312	14,535	200,000	457,848	-	-	2,240	-	2,240	455,608	455,458	N	3 2017	
4 2018	338,899	15,602	-	354,501	-	22,305	150	-	22,455	332,046	787,504	N	4 2018	
5 2019	325,393	-	730,000	1,055,393	250,000	15,978	28,450	-	294,428	760,966	1,548,470	N	5 2019	
6 2020	332,171	-	-	332,171	250,000	82,029	150	-	332,179	(8)	1,548,461	Y	6 2020	
7 2021	339,016	-	-	339,016	250,000	72,297	150	-	322,447	16,570	1,565,031	Y	7 2021	
8 2022	345,930	-	-	345,930	-	71,876	150	-	72,026	273,904	1,838,935	Y	8 2022	
9 2023	416,498	-	-	416,498	-	71,455	150	-	71,605	344,893	2,183,828	Y	9 2023	
10 2024	424,187	-	-	424,187	-	71,033	150	-	71,183	353,003	2,536,831	Y	10 2024	
11 2025	431,952	-	-	431,952	-	70,611	150	-	70,761	361,191	2,898,022	Y	11 2025	
12 2026	503,380	-	-	503,380	-	70,187	150	-	70,337	433,043	3,331,065	Y	12 2026	
13 2027	511,938	-	-	511,938	-	69,863	150	-	70,013	441,924	3,772,989	Y	13 2027	
14 2028	520,581	-	-	520,581	-	69,632	150	-	69,782	450,799	4,223,788	Y	14 2028	
15 2029	529,310	-	-	529,310	-	69,350	150	-	69,500	459,811	4,683,599	Y	15 2029	
16 2030	538,127	-	-	538,127	-	69,023	150	-	69,173	468,954	5,152,553	Y	16 2030	
17 2031	547,032	-	-	547,032	-	68,695	150	-	68,845	478,187	5,630,740	Y	17 2031	
18 2032	556,026	-	-	556,026	-	68,366	150	-	68,516	487,510	6,118,249	Y	18 2032	
19 2033	565,110	-	-	565,110	-	72,962	150	-	73,112	491,998	6,610,248	Y	19 2033	
20 2034	574,285	-	-	574,285	-	72,477	150	-	72,627	501,658	7,111,905	Y	20 2034	
21 2035	583,551	-	-	583,551	-	71,988	150	-	72,138	511,414	7,623,319	Y	21 2035	
22 2036	592,910	-	-	592,910	-	56,726	10,150	-	66,876	526,035	8,149,354	Y	22 2036	
	<u>\$ 9,219,608</u>	<u>\$ 30,138</u>	<u>\$ 930,000</u>	<u>\$ 10,179,745</u>	<u>\$ 750,000</u>	<u>\$ 1,236,852</u>	<u>\$ 43,540</u>	<u>\$ -</u>	<u>\$ 2,030,392</u>	<u>\$ 8,149,354</u>				

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



2018

**TAX INCREMENTAL DISTRICT # 12
WATER STREET**



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2018**





**Tax Incremental District Number Twelve
 As of December 31, 2018**

Introduction

In 2017, the City Council approved the creation of TID # 12. The purpose of TID # 12 is to promote Water Street as a mixed-use district by providing funding for the acquisition of properties along the Chippewa River and construction of a linear park and bike trail, thereby creating new jobs, increased property valuation, and business growth.

Expenditures in 2018

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

Current Year Expenditures

The current project plan anticipates current year expenditures of \$2,644,423 in project costs.

TID #12 STATUS REPORT	
Name	Water Street
Type	Mixed Use
Effective Date	1/1/2017
Original Project Costs	\$9,650,000
Amendment #1 Date	N/A
Amendment #1 Type	N/A
Amended Project Costs	N/A
End of Construction	9/12/2032
Termination Date	9/12/2037

TID #12 EQUALIZED VALUE	
Base	\$22,281,500
Increment	\$14,000,000
Total Equalized Value	\$36,281,500
Percent Change	63%

City of Eau Claire
Tax Increment Financing Annual Report



City of Eau Claire

Tax Incremental District # 12
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	2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ (1,000)	\$ (1,000)	N	1	2017
2	2018	-	-	-	-	-	-	150	-	150	(150)	(1,150)	N	2	2018
3	2019	296,729	-	2,325,000	2,621,729	2,600,000	-	44,400	23	2,644,423	(22,694)	(23,844)	N	3	2019
4	2020	346,809	-	-	346,809	100,000	289,655	150	477	390,282	(43,474)	(67,318)	N	4	2020
5	2021	672,923	-	-	672,923	400,000	275,972	150	1,683	677,804	(4,881)	(72,199)	N	5	2021
6	2022	684,375	-	-	684,375	400,000	275,846	150	1,805	677,801	6,574	(65,625)	N	6	2022
7	2023	695,941	-	-	695,941	400,000	275,716	150	1,969	677,835	18,107	(47,518)	N	7	2023
8	2024	1,025,547	-	-	1,025,547	800,000	275,581	150	1,426	1,077,157	(51,610)	(99,128)	N	8	2024
9	2025	1,040,525	-	-	1,040,525	900,000	275,442	150	3,469	1,179,061	(138,536)	(237,665)	N	9	2025
10	2026	1,055,653	-	-	1,055,653	900,000	275,298	150	8,318	1,183,766	(128,113)	(365,778)	N	10	2026
11	2027	1,070,932	-	-	1,070,932	900,000	275,149	150	14,631	1,189,930	(118,998)	(484,776)	N	11	2027
12	2028	1,086,364	-	-	1,086,364	900,000	274,994	150	19,391	1,194,535	(108,171)	(592,947)	N	12	2028
13	2029	1,101,950	-	-	1,101,950	600,000	279,561	150	26,683	906,394	195,556	(397,391)	N	13	2029
14	2030	1,117,692	-	-	1,117,692	550,000	-	150	17,883	568,033	549,659	152,269	N	14	2030
15	2031	1,133,592	-	-	1,133,592	200,000	-	150	-	200,150	933,442	1,085,710	Y	15	2031
16	2032	1,149,650	-	-	1,149,650	-	-	150	-	150	1,149,500	2,235,210	Y	16	2032
17	2033	1,165,869	-	-	1,165,869	-	-	150	-	150	1,165,719	3,400,929	Y	17	2033
18	2034	1,182,250	-	-	1,182,250	-	-	150	-	150	1,182,100	4,583,029	Y	18	2034
19	2035	1,198,795	-	-	1,198,795	-	-	150	-	150	1,198,645	5,781,675	Y	19	2035
20	2036	1,215,506	-	-	1,215,506	-	-	10,150	-	10,150	1,205,356	6,987,030	Y	20	2036
		\$17,241,101	\$ -	\$ 2,325,000	\$19,566,101	\$ 9,650,000	\$ 2,773,214	\$ 58,100	\$ 97,757	\$12,579,071	\$ 6,987,030				

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