



**2019**

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

**ANNUAL REPORT**  
**CITY OF EAU CLAIRE**  
**12/31/2019**

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**2019**

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

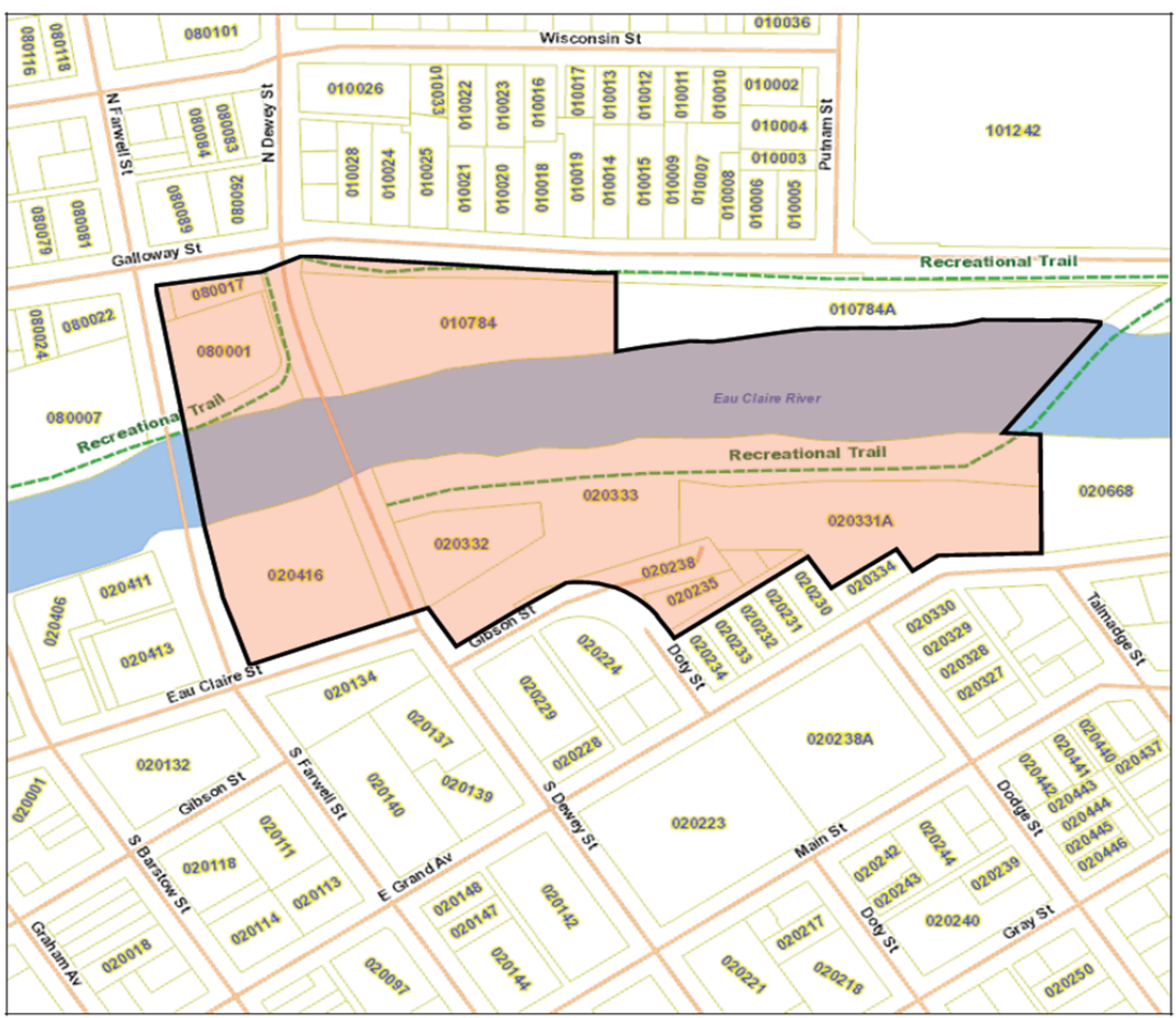


**ANNUAL REPORT  
CITY OF EAU CLAIRE  
12/31/2019**

# 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



0 100 200 300ft

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, 2019**

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 2019

Expenditures totaled \$56,166 in 2019, of which \$56,166 was for repayment of advances and \$150 was spent to recertify the District with the State Department of Revenue.

Current Year Expenditures

TID #7 is projected to spend \$105,969 in 2020. \$105,819 is for advanced debt repayment and the remaining \$150 is to recertify the District with the State Department of Revenue.

<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>	\$6,362,000
<b>Total Equalized Value</b>	\$6,691,100
<b>Percent Change</b>	1933%



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	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
<b>22</b>	<b>2019</b>	<b>125,506</b>	<b>2,917</b>	-	<b>128,422</b>	-	<b>56,166</b>	<b>150</b>	-	<b>56,316</b>	<b>72,107</b>	<b>\$ (191,715)</b>	<b>N</b>	<b>22</b>	<b>2019</b>
23	2020	124,458	-	-	124,458	-	100,000	150	5,819	105,969	18,489	\$ (173,226)	N	23	2020
24	2021	125,771	-	-	125,771	-	92,000	150	1,819	93,969	31,803	\$ (141,423)	N	24	2021
25	2022	127,097	-	-	127,097	-	-	150	-	150	126,947	\$ (14,476)	N	25	2022
26	2023	128,437	-	-	128,437	-	-	5,150	-	5,150	123,287	\$ 108,811	Y	26	2023
27	2024	129,790	544	-	130,334	-	-	150	-	150	130,184	\$ 238,995	Y	27	2024
28	2025	129,790	544	-	130,334	-	-	150	-	150	130,184	\$ 369,179	Y	28	2025
		\$ 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





**2019**

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

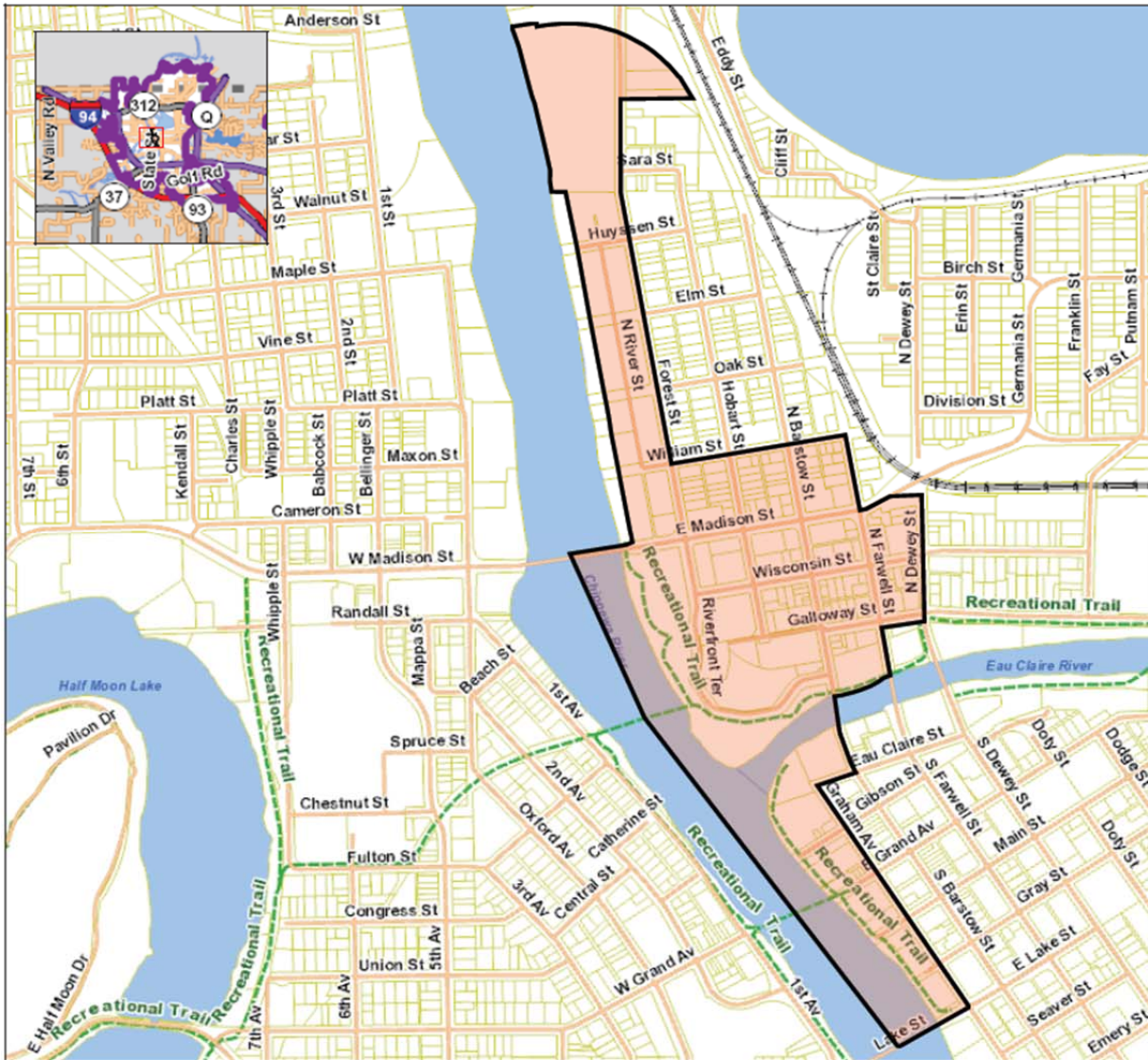


**ANNUAL REPORT  
CITY OF EAU CLAIRE  
12/31/2019**

# TID #8 - Downtown Development Area

## Legend

- City Parcels
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Author:	
Date Printed:	
Source:	





**Tax Incremental District Number Eight  
 As of December 31, 2019**

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 2019

Expenditures totaled \$1,634,410 in 2018. Of the total, \$115,391 was spent on project costs. The City spent \$1,516,624 on debt service payments, with \$1,130,000 amortizing debt principal and \$386,624 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 \$1,633,796. \$117,667 is projected in further project costs, with long term debt and administrative debt service contributing the remaining expenses.

<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



<b>TID #8 EQUALIZED VALUE</b>	
<b>Base</b>	<b>\$12,418,400</b>
<b>Increment</b>	<b>\$59,442,500</b>
<b>Total Equalized Value</b>	<b>\$71,860,900</b>
<b>Percent Change</b>	<b>479%</b>

City of Eau Claire Tax Incremental District #8 Projection of Cash Flow																		
Sources of Funds										Uses of Funds					Fund Balance		Breakeven?	Year
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	Year				
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	74,350	-	1,525,000	2,887,278	3,977,192	-	1,368,283	16,414	-	5,361,889	(2,474,610)	\$ (2,288,097)	N	15 2016			
16 2017	1,352,462	942,745	-	-	2,295,207	1,589,032	-	2,144,128	6,086	-	3,739,246	(1,444,039)	\$ (3,732,136)	N	16 2017			
17 2018	1,449,784	552,606	-	645,000	2,647,390	967,397	-	1,416,561	14,213	-	2,398,172	249,218	\$ (3,482,918)	N	17 2018			
18 2019	1,344,174	271,960	-	-	1,616,134	115,391	-	1,516,624	2,395	-	1,634,410	(18,276)	\$ (3,501,193)	N	18 2019			
19 2020	1,501,193	174,597	-	-	1,675,790	117,667	-	1,442,330	150	73,649	1,633,796	41,994	\$ (3,459,199)	N	19 2020			
20 2021	1,518,788	187,579	-	-	1,706,367	130,536	-	1,389,288	150	83,757	1,603,731	102,636	\$ (3,356,563)	N	20 2021			
21 2022	1,536,559	192,837	-	-	1,729,396	120,521	-	1,368,426	150	74,276	1,563,373	166,022	\$ (3,190,540)	N	21 2022			
22 2023	1,554,507	203,454	-	-	1,757,961	-	-	1,544,565	150	75,915	1,620,630	137,331	\$ (3,053,213)	N	22 2023			
23 2024	1,572,635	210,019	-	-	1,782,654	-	-	1,547,133	150	63,782	1,611,065	171,589	\$ (2,881,620)	N	23 2024			
24 2025	1,590,944	224,314	-	4,705,000	6,520,258	-	-	5,316,987	68,300	59,173	5,444,460	1,075,798	\$ (1,805,822)	N	24 2025			
25 2026	1,609,436	245,839	-	-	1,855,275	-	-	2,098,246	150	12,670	2,111,066	(255,790)	\$ (2,061,612)	N	25 2026			
26 2027	1,628,114	258,059	-	-	1,886,173	-	600,000	1,135,307	150	15,329	1,750,786	135,386	\$ (1,926,226)	N	26 2027			
27 2028	1,646,978	266,035	-	-	1,913,013	-	600,000	1,145,161	-	886	1,746,047	166,966	\$ (1,759,260)	N	27 2028			
28 2029	1,667,240	288,131	-	-	1,955,371	-	750,000	1,065,957	-	-	1,815,957	139,415	\$ (1,619,845)	N	28 2029			
29 2030	1,687,706	297,222	-	-	1,984,928	-	1,288,700	1,094,672	-	-	2,383,372	(398,444)	\$ (2,018,290)	N	29 2030			
	\$ 27,720,027	\$ 6,054,060	\$ 3,238,700	\$ 31,760,000	\$ 67,394,688	\$ 27,646,006	\$ 3,238,700	\$ 38,629,169	329,921	\$ 459,437	\$ 69,014,533	\$ (1,619,845)						

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

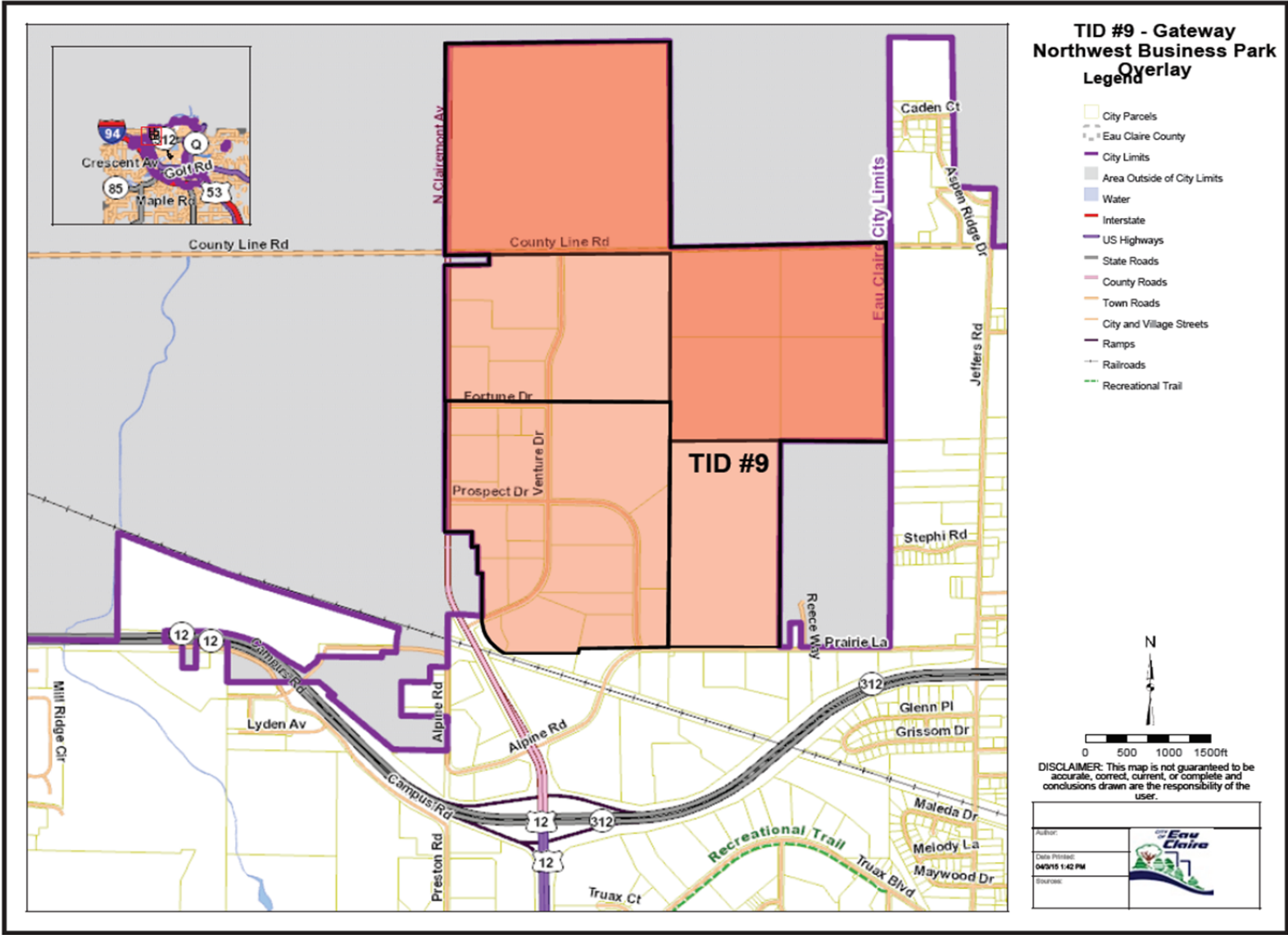


**2019**

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



**ANNUAL REPORT  
CITY OF EAU CLAIRE  
12/31/2019**





**Tax Incremental District Number Nine  
 As of December 31, 2019**

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 2019

Expenditures totaled \$150 in 2019, 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.

<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>	4/20/2017
<b>Amendment #1 Type</b>	Project costs
<b>Amended Project Costs</b>	\$22,768,446
<b>End of Construction</b>	9/9/2023
<b>Termination Date</b>	9/9/2028

<b>TID #9 EQUALIZED VALUE</b>	
<b>Base</b>	\$11,184,400
<b>Increment</b>	\$9,710,900
<b>Total Equalized Value</b>	\$20,895,300
<b>Percent Change</b>	87%





City of Eau Claire														
Tax Incremental District #9														
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			
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	
<b>12 2019</b>	<b>68,370</b>	<b>9,742</b>	-	<b>78,112</b>	-	-	<b>150</b>	-	<b>150</b>	<b>77,962</b>	<b>\$ 540,884</b>	<b>N</b>	<b>12 2019</b>	
13 2020	68,403	6,969	-	75,372	-	-	150	-	150	75,222	\$ 616,106	N	13 2020	
14 2021	71,424	6,969	4,550,000	4,628,394	4,500,000	-	66,650	-	4,566,650	61,744	\$ 677,849	N	14 2021	
15 2022	490,446	6,969	5,255,000	5,752,415	5,200,000	706,201	73,700	-	5,979,901	(227,486)	\$ 450,363	N	15 2022	
16 2023	913,658	6,969	-	920,627	-	1,431,940	150	-	1,432,090	(511,463)	\$ (61,100)	N	16 2023	
17 2024	1,133,117	6,969	-	1,140,086	-	1,144,291	150	-	1,144,441	(4,355)	\$ (65,455)	N	17 2024	
18 2025	1,354,771	6,969	-	1,361,740	-	1,143,668	150	-	1,143,818	217,921	\$ 152,466	N	18 2025	
19 2026	1,370,656	6,969	-	1,377,625	-	1,143,021	150	-	1,143,171	234,454	\$ 386,920	N	19 2026	
20 2027	1,386,700	6,969	-	1,393,669	-	1,142,349	150	-	1,142,499	251,170	\$ 638,090	N	20 2027	
21 2028	1,402,904	6,969	-	1,409,873	-	1,141,650	150	-	1,141,800	268,073	\$ 906,163	N	21 2028	
22 2029	1,419,271	6,969	-	1,426,240	-	1,140,925	10,150	-	1,151,075	275,165	\$ 1,181,328	Y	22 2029	
	\$ 10,127,500	\$ 96,925	\$ 9,805,000	\$ 20,029,425	\$ 9,700,000	\$ 8,994,046	\$ 154,050	\$ -	\$ 18,848,096	\$ 1,181,328				

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

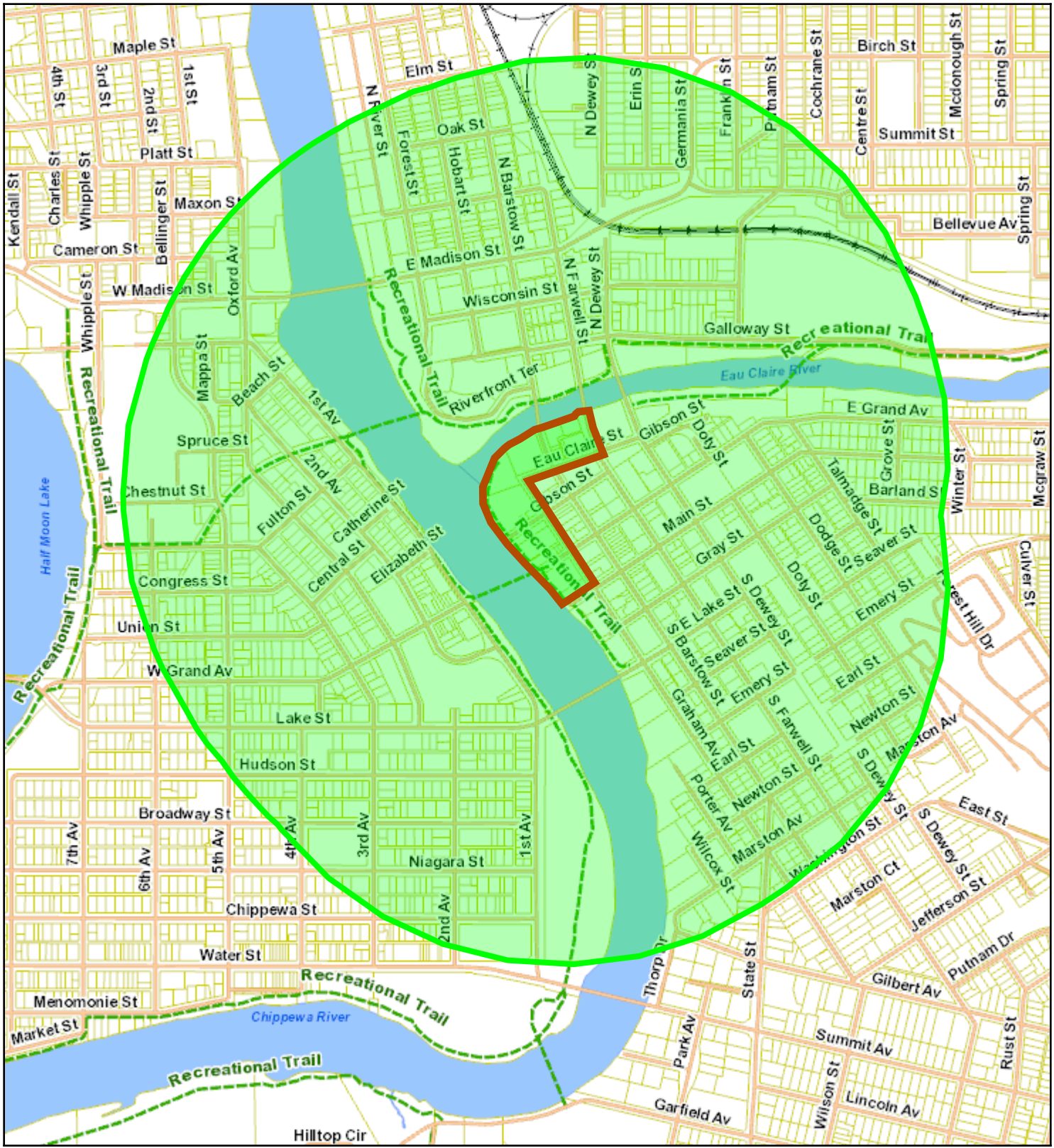


**2019**

**TAX INCREMENTAL DISTRICT # 10  
CONFLUENCE PROJECT**



**ANNUAL REPORT  
CITY OF EAU CLAIRE  
12/31/2019**



**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, 2019**

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 2019

Expenditures totaled \$1,605,342 in 2019. Of this total, \$880,645 was spent for the for Haymarket Plaza and the Haymarket Pedestrian Bridge construction. Moreover, the City spent \$8,494 on cash incentives and \$259,961 amortizing interest owed. The remaining \$1,242 was spent to recertify the District with the State Department of Revenue and related legal fees.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$656,726 with \$652,123 of that projected to be contributed to pay off the districts debt service.

<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>	\$25,467,000
<b>Total Equalized Value</b>	\$35,261,200
<b>Percent Change</b>	260%



**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	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
<b>5</b>	<b>2019</b>	<b>634,014</b>	<b>19,506</b>	-	<b>653,520</b>	<b>889,139</b>	<b>714,961</b>	<b>1,242</b>	-	<b>1,605,342</b>	<b>(951,822)</b>	<b>\$ (105,174)</b>	<b>N</b>	<b>5</b>	<b>2019</b>
6	2020	630,414	-	-	630,414	-	652,123	150	4,453	656,726	(26,312)	\$ (131,486)	N	6	2020
7	2021	638,756	-	-	638,756	-	648,419	150	5,637	654,207	(15,451)	\$ (146,937)	N	7	2021
8	2022	647,180	-	-	647,180	-	649,489	150	6,023	655,663	(8,483)	\$ (155,419)	N	8	2022
9	2023	655,689	-	-	655,689	-	650,417	150	7,013	657,580	(1,891)	\$ (157,310)	N	9	2023
10	2024	664,283	-	-	664,283	-	651,135	150	7,069	658,354	5,929	\$ (151,381)	N	10	2024
11	2025	672,963	-	1,720,000	2,392,963	-	2,163,348	38,350	7,648	2,209,347	183,616	\$ 32,235	N	11	2025
12	2026	681,729	-	2,205,000	2,886,729	-	2,671,240	43,200	2,350	2,716,790	169,939	\$ 202,174	N	12	2026
13	2027	690,584	-	-	690,584	-	762,737	150	2,350	765,237	(74,653)	\$ 127,521	N	13	2027
14	2028	699,527	-	-	699,527	-	740,117	150	2,350	742,617	(43,090)	\$ 84,431	N	14	2028
15	2029	708,559	-	-	708,559	-	738,373	150	2,350	740,873	(32,314)	\$ 52,117	N	15	2029
16	2030	717,682	-	-	717,682	-	741,325	150	2,350	743,825	(26,143)	\$ 25,974	N	16	2030
17	2031	726,895	-	-	726,895	-	739,169	150	2,350	741,669	(14,773)	\$ 11,201	N	17	2031
18	2032	736,201	-	-	736,201	-	736,977	150	2,350	739,477	(3,275)	\$ 7,925	N	18	2032
19	2033	745,601	-	-	745,601	-	739,673	150	2,350	742,173	3,428	\$ 11,353	N	19	2033
20	2034	755,094	-	-	755,094	300,000	972,240	150	2,350	1,274,740	(519,647)	\$ (508,294)	N	20	2034
21	2035	764,682	-	-	764,682	325,000	740,701	150	25,415	1,091,266	(326,584)	\$ (834,878)	N	21	2035
22	2036	774,365	-	-	774,365	350,000	523,295	150	41,744	915,189	(140,824)	\$ (975,702)	N	22	2036
23	2037	784,146	-	-	784,146	400,000	225,315	150	48,785	674,250	109,896	\$ (865,806)	N	23	2037
24	2038	794,025	-	-	794,025	450,000	164,282	150	43,290	657,722	136,302	\$ (729,504)	N	24	2038
25	2039	804,002	-	-	804,002	525,000	-	150	36,475	561,625	242,377	\$ (487,127)	N	25	2039
26	2040	814,079	-	-	814,079	600,000	-	150	24,356	624,506	189,573	\$ (297,554)	N	26	2040
27	2041	824,257	-	-	824,257	-	-	10,150	14,878	25,028	799,229	\$ 501,675	Y	27	2041
		\$17,620,331	\$ 247,898	\$ 13,755,000	\$31,623,229	\$ 12,857,450	\$ 17,797,608	\$ 172,559	\$ 293,937	\$31,121,554	\$ 501,675				

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



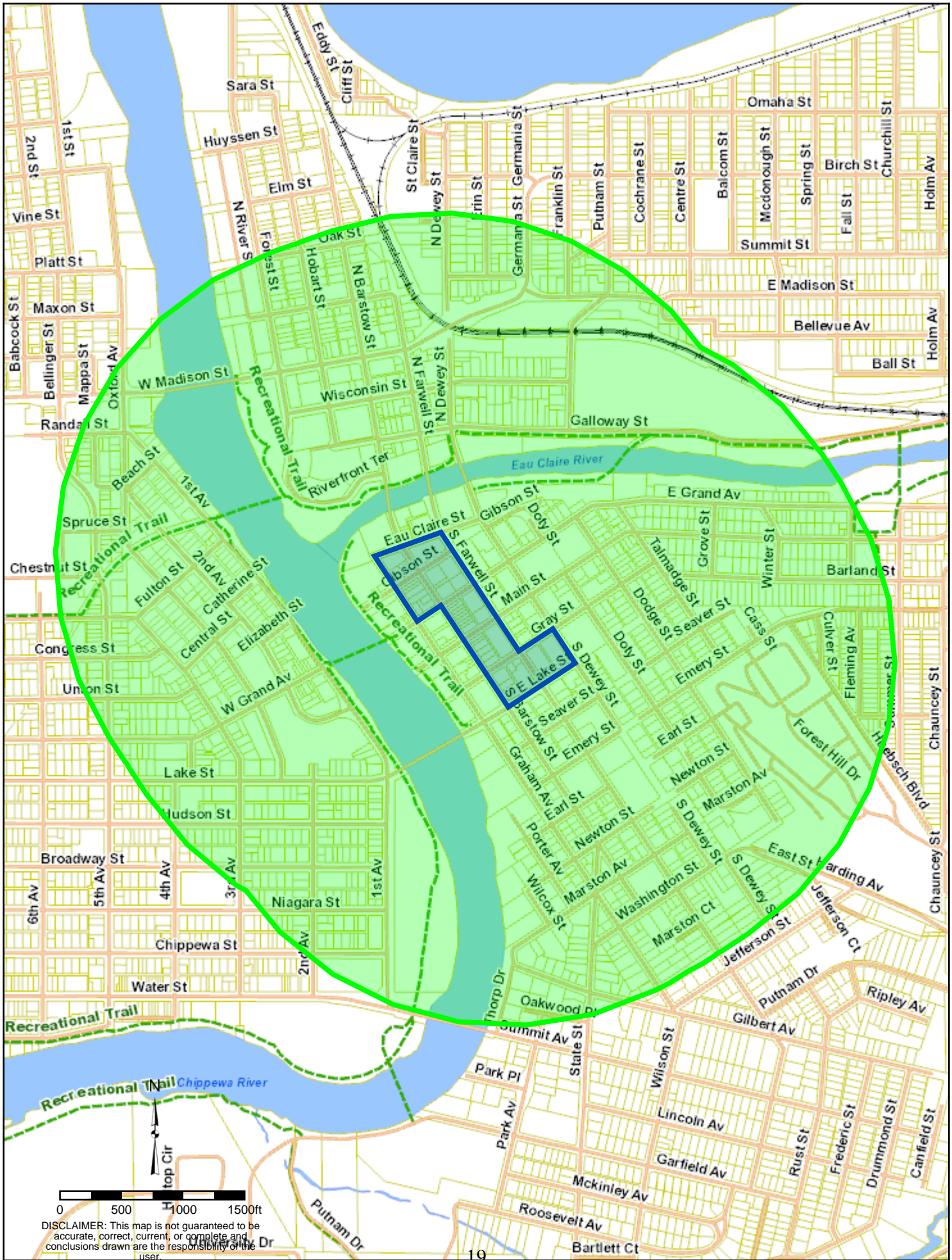


# 2019

## TAX INCREMENTAL DISTRICT # 11 DOWNTOWN



**ANNUAL REPORT**  
**CITY OF EAU CLAIRE**  
**12/31/2019**





**Tax Incremental District Number Eleven  
 As of December 31, 2019**

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 2019

Expenditures totaled \$92,806 in 2019. The City spent \$76,672 for Library Plaza improvements and renovations at the Gibson Street Parking Ramp. The remaining expenses are \$156 related to debt service payments to recertify the District with the State Department of Revenue and \$5,978 for interest on long term debt.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$265,728, \$250,000 of which is projected to be used for project expenses.

<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>	\$12,139,700
<b>Total Equalized Value</b>	\$28,764,900
<b>Percent Change</b>	73%



City of Eau Claire															
Tax Incremental District #11															
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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	-	-	150	-	22,455	332,046	\$ 787,504	N	4	2018
5	2019	<b>299,889</b>	<b>22,302</b>	-	<b>322,191</b>	<b>76,672</b>	<b>15,978</b>	<b>156</b>	-	<b>92,806</b>	<b>229,385</b>	<b>\$ 1,016,888</b>	Y	5	2019
6	2020	252,487	-	-	252,487	250,000	15,578	150	-	265,728	(13,240)	\$ 1,003,648	Y	6	2020
7	2021	258,470	-	-	258,470	250,000	15,178	150	-	265,328	(6,857)	\$ 996,791	Y	7	2021
8	2022	264,513	-	-	264,513	-	14,778	150	-	14,928	249,585	\$ 1,246,376	Y	8	2022
9	2023	333,011	-	-	333,011	-	14,378	150	-	14,528	318,484	\$ 1,564,860	Y	9	2023
10	2024	339,799	-	-	339,799	-	13,978	150	-	14,128	325,671	\$ 1,890,531	Y	10	2024
11	2025	346,655	-	-	346,655	-	13,578	150	-	13,728	332,927	\$ 2,223,458	Y	11	2025
12	2026	415,975	-	-	415,975	-	13,178	150	-	13,328	402,647	\$ 2,626,105	Y	12	2026
13	2027	423,592	-	-	423,592	-	12,878	150	-	13,028	410,565	\$ 3,036,670	Y	13	2027
14	2028	431,286	-	-	431,286	-	12,671	150	-	12,821	418,465	\$ 3,455,134	Y	14	2028
15	2029	439,056	-	-	439,056	-	12,415	150	-	12,565	426,491	\$ 3,881,626	Y	15	2029
16	2030	446,905	-	-	446,905	-	12,115	150	-	12,265	434,640	\$ 4,316,266	Y	16	2030
17	2031	454,832	-	-	454,832	-	11,815	150	-	11,965	442,867	\$ 4,759,132	Y	17	2031
18	2032	462,838	-	-	462,838	-	11,515	150	-	11,665	451,173	\$ 5,210,305	Y	18	2032
19	2033	470,924	-	-	470,924	-	16,140	150	-	16,290	454,634	\$ 5,664,939	Y	19	2033
20	2034	479,091	-	-	479,091	-	15,686	150	-	15,836	463,255	\$ 6,128,193	Y	20	2034
21	2035	487,340	-	-	487,340	-	15,229	150	-	15,379	471,961	\$ 6,600,154	Y	21	2035
22	2036	495,671	-	-	495,671	-	-	10,150	-	10,150	485,521	\$ 7,085,675	Y	22	2036
		\$ 7,684,543	\$ 52,439	\$ 200,000	\$ 7,936,982	\$ 576,672	\$ 259,389	\$ 15,246	\$ -	\$ 851,307	\$ 7,085,675				

NOTES:

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





2019

TAX INCREMENTAL DISTRICT # 12  
WATER STREET



ANNUAL REPORT  
CITY OF EAU CLAIRE  
12/31/2019







**Tax Incremental District Number Twelve  
 As of December 31, 2019**

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 2019

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 \$150 in project costs.

<b>TID #12 STATUS REPORT</b>	
<b>Name</b>	Water Street
<b>Type</b>	Mixed Use
<b>Effective Date</b>	1/1/2017
<b>Original Project Costs</b>	\$9,650,000
<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>	9/12/2032
<b>Termination Date</b>	9/12/2036

<b>TID #12 EQUALIZED VALUE</b>	
<b>Base</b>	\$22,281,500
<b>Increment</b>	\$8,825,000
<b>Total Equalized Value</b>	\$31,106,500
<b>Percent Change</b>	40%



City of Eau Claire													
Tax Incremental District # 12													
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
1	2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ (1,000)	\$ (1,000)	N	1
2	2018	-	-	-	-	-	-	-	150	(150)	(1,150)	N	2
3	2019	375,542	3,716	-	379,259	-	-	-	150	379,109	377,959	N	3
4	2020	418,435	-	-	418,435	-	-	-	150	418,285	796,243	N	4
5	2021	739,231	-	-	739,231	-	-	-	150	739,081	1,535,324	N	5
6	2022	751,257	-	-	751,257	-	-	-	150	751,107	2,286,431	N	6
7	2023	763,404	-	-	763,404	-	-	-	150	763,254	3,049,685	N	7
8	2024	1,087,650	-	-	1,087,650	-	-	-	150	1,087,500	4,137,185	N	8
9	2025	1,103,160	-	-	1,103,160	3,900,000	-	-	3,900,150	(2,796,990)	1,340,195	N	9
10	2026	1,118,826	-	-	1,118,826	900,000	-	-	900,150	218,676	1,558,872	N	10
11	2027	1,134,649	-	-	1,134,649	900,000	-	-	900,150	234,499	1,793,370	N	11
12	2028	1,150,629	-	-	1,150,629	900,000	-	-	900,150	250,479	2,043,850	Y	12
13	2029	1,166,770	-	-	1,166,770	600,000	-	-	600,150	566,620	2,610,470	Y	13
14	2030	1,183,072	-	-	1,183,072	550,000	-	-	550,150	632,922	3,243,392	Y	14
15	2031	1,199,537	-	-	1,199,537	200,000	-	-	200,150	999,387	4,242,778	Y	15
16	2032	1,216,166	-	-	1,216,166	-	-	-	150	1,216,016	5,458,795	Y	16
17	2033	1,232,962	-	-	1,232,962	-	-	-	150	1,232,812	6,691,607	Y	17
18	2034	1,249,926	-	-	1,249,926	-	-	-	150	1,249,776	7,941,383	Y	18
19	2035	1,267,060	-	-	1,267,060	-	-	-	150	1,266,910	9,208,293	Y	19
20	2036	1,284,364	-	-	1,284,364	-	-	10,150	10,150	1,274,214	10,482,507	Y	20
		\$18,442,641	\$ 3,716	\$ -	\$18,446,357	\$ 7,950,000	\$ -	\$ 13,850	\$ -	\$ 7,963,850	\$ 10,482,507		

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