



2020

COMBINED TID REPORTS – TIDs 7, 8, 9, 10, 11, 12, 13

**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2020**

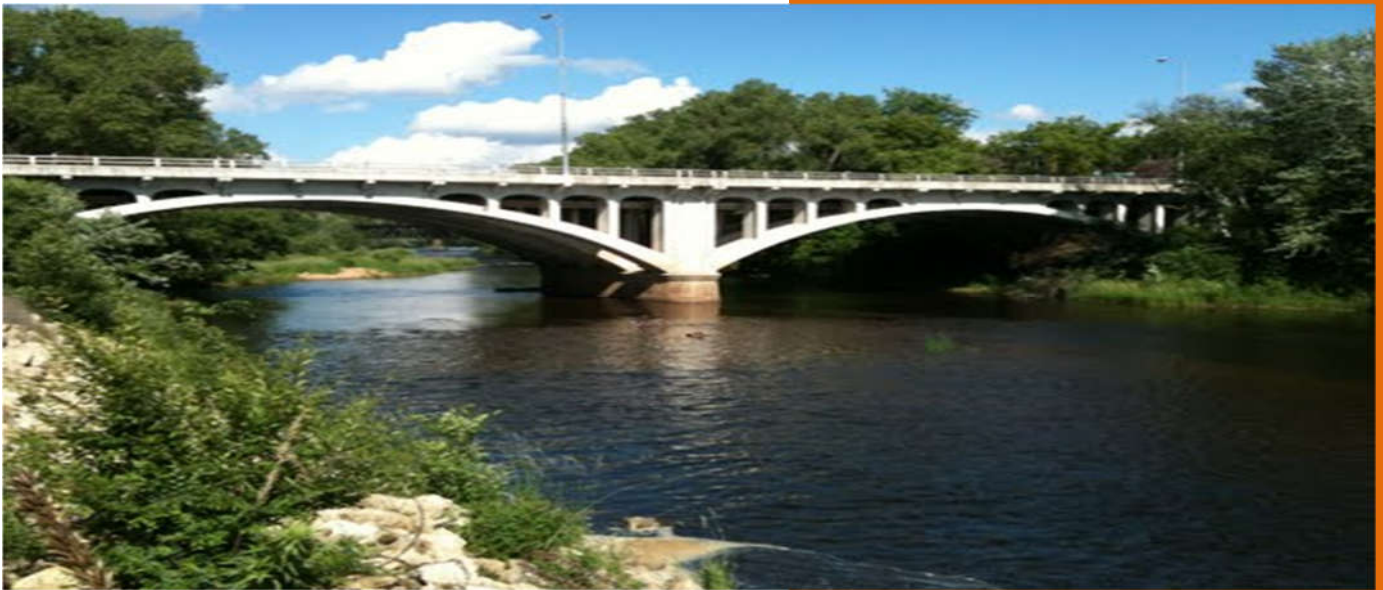
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2020

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

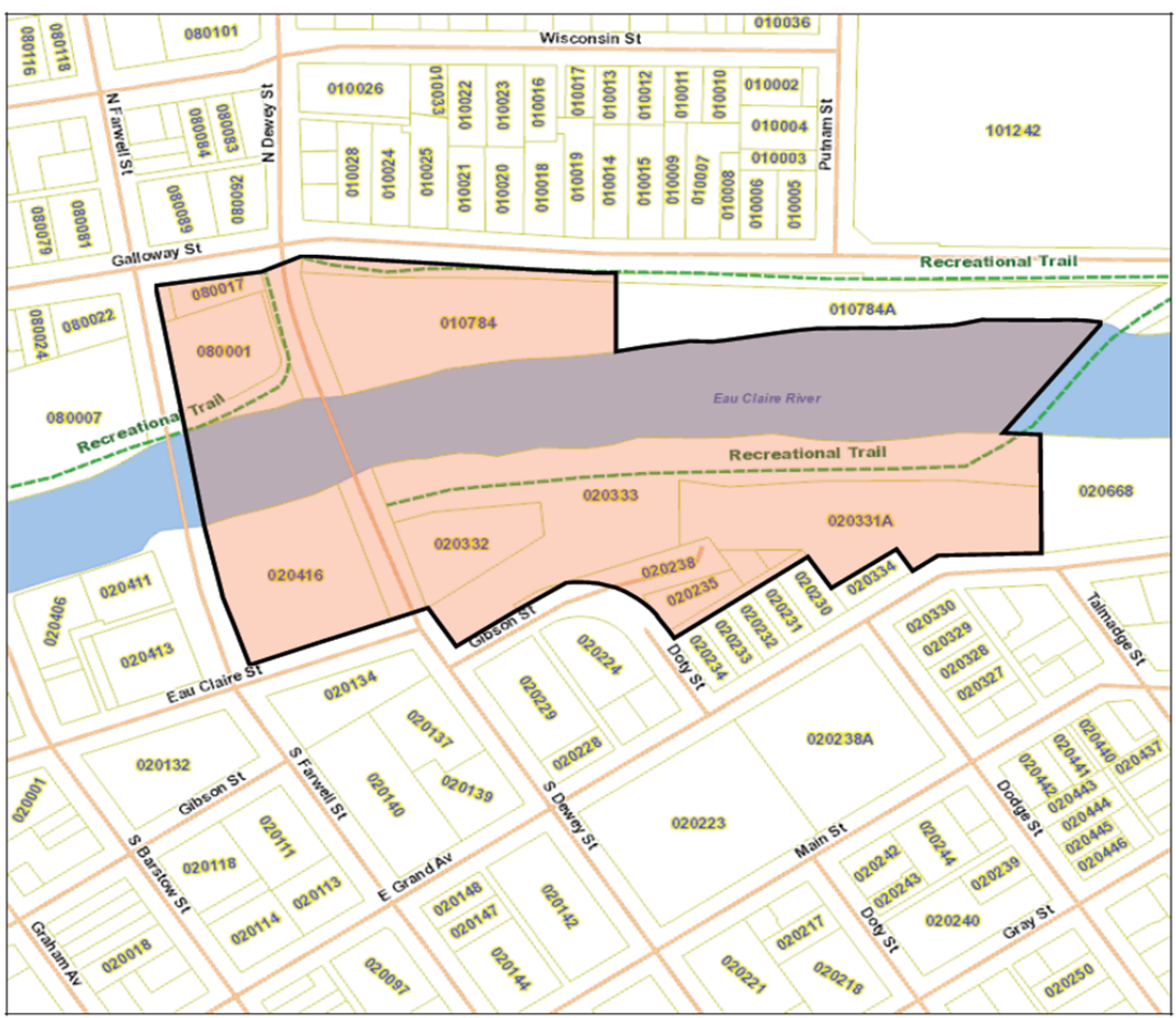


**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2020**

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



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Author:	
Date Printed:	
Source:	



**Tax Incremental District Number Seven
 As of December 31, 2020**

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 2020

Expenditures totaled \$5,969 in 2020, of which \$5,819 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 \$2,687 in 2021. \$718 is for advanced debt repayment, \$1,819 for interest on interfund borrowing, and \$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	\$1,570,800
Amendment #1 Date	1/1/2004
Amendment #1 Type	Boundary
End of Construction	3/11/2019
Termination Date	3/11/2024

TID #7 EQUALIZED VALUE	
Base	\$329,100
Increment	\$6,511,300
Total Equalized Value	\$6,840,400
Percent Change	1979%

City of Eau Claire
Tax Increment Financing Annual Report



City of Eau Claire															
Tax Incremental District #7															
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	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	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	2,917	-	128,422	-	56,166	150	-	56,316	72,107	\$ (191,715)	N	22	2019
23	2020	132,320	1,570	-	133,890	-	5,819	150	-	5,969	127,921	\$ (63,795)	N	23	2020
24	2021	118,398	-	-	118,398	-	718	150	1,819	2,687	115,711	\$ 51,917	Y	24	2021
25	2022	119,647	260	-	119,906	-	-	150	-	150	119,756	\$ 171,673	Y	25	2022
26	2023	120,907	858	-	121,766	-	-	5,150	-	5,150	116,616	\$ 288,289	Y	26	2023
27	2024	122,181	1,441	-	123,622	-	-	150	-	150	123,472	\$ 411,761	Y	27	2024
28	2025	122,181	1,441	-	123,622	-	-	150	-	150	123,472	\$ 535,234	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



2020

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

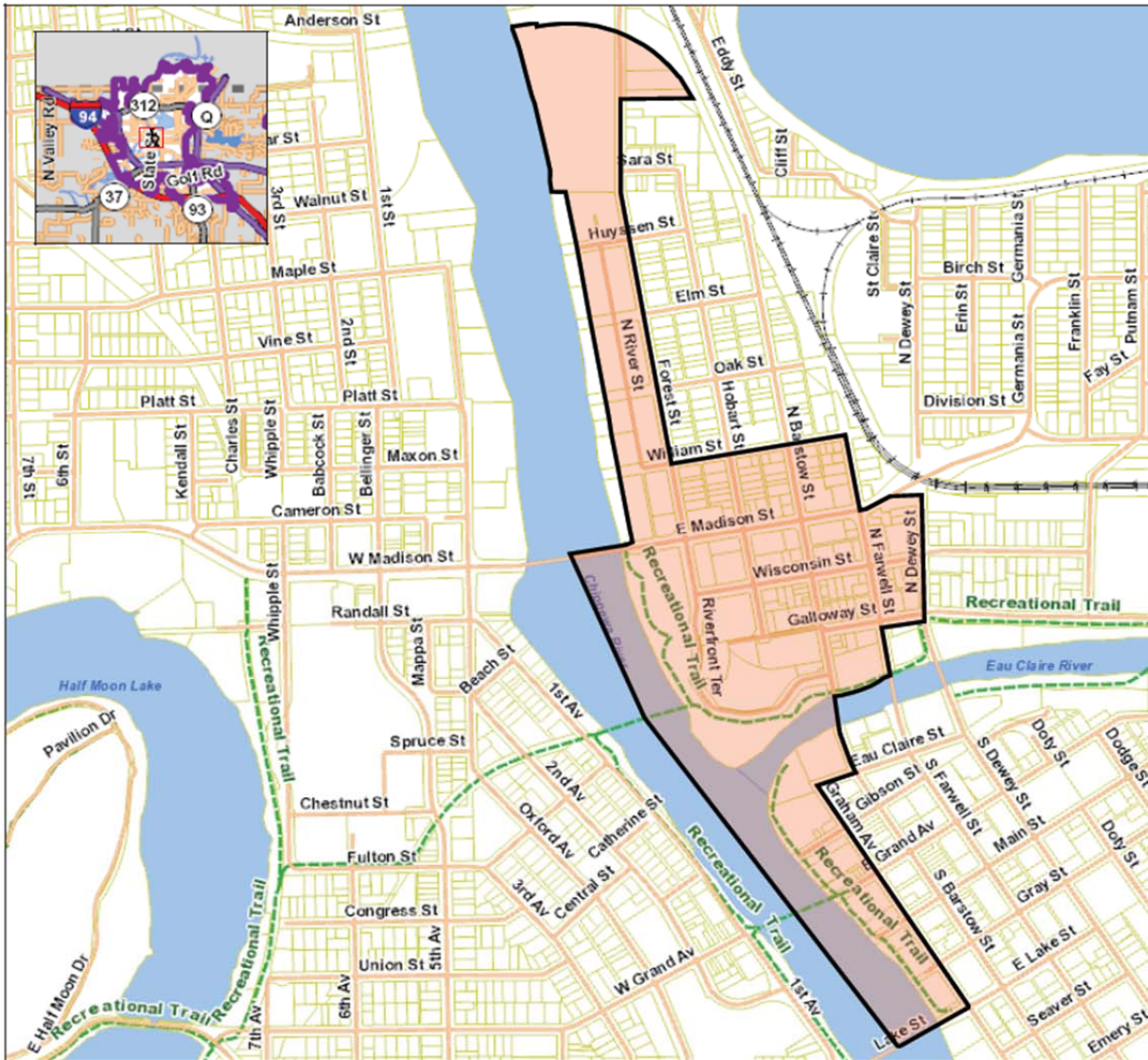


**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2020**

TID #8 - Downtown Development Area

Legend

- City Parcels
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**Tax Incremental District Number Eight
 As of December 31, 2020**

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 first 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. In 2020 the TID was amended for a fourth time to extend the life of the TID by 3 years which will allow cash grants to be made by the City to owners, lessees, or developers of property to reimburse project costs that might otherwise be public costs. TID #8 will terminate in 2032.

Expenditures in 2020

Expenditures totaled \$1,568,854 in 2020. Of the total, \$117,666 was spent on project costs. The City spent \$1,451,013 on debt service payments with the remaining \$175 coming from administrative costs.

Current Year Expenditures

The current project plan anticipates expenditures in 2021 of \$2,103,731. \$630,536 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
Amendment #2 Date	1/1/2013
Amendment #2 Type	Boundary and project costs
Amendment #3 Date	1/1/2014
Amendment #3 Type	Boundary and project costs
Amendment #4 Date	1/1/2020
Amendment #4 Type	Project costs and extended life
End of Construction	9/24/2024
Termination Date	9/24/2032



TID #8 EQUALIZED VALUE	
Base	\$12,418,400
Increment	\$68,548,600
Total Equalized Value	\$80,967,000
Percent Change	552%

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	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	6,777	-	878,390	(3)	-	885,164	(386,435)	588,276	N	8 2009
9 2010	498,863	78,037	-	-	576,900	55,733	-	622,715	150	-	678,598	(101,698)	486,579	N	9 2010
10 2011	606,341	133,157	-	-	739,498	56,850	-	801,587	150	-	858,587	(119,090)	367,489	N	10 2011
11 2012	639,257	76,717	-	-	715,974	37,588	-	809,790	150	-	847,528	(131,554)	235,935	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)	(221,558)	N	12 2013
13 2014	862,689	57,328	-	-	920,017	527,168	-	636,449	64,412	-	1,228,029	(308,012)	(529,570)	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	2,908,216	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)	433,606	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)	(1,010,433)	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	(761,215)	N	17 2018
18 2019	1,344,174	271,960	-	-	1,616,133	115,391	-	1,516,624	2,395	-	1,634,410	(18,276)	(779,491)	N	18 2019
19 2020	1,236,315	162,145	-	-	1,398,460	117,667	-	\$ 1,451,013	175	-	1,568,854	(170,394)	(949,886)	N	19 2020
20 2021	1,273,132	187,579	-	-	1,460,711	630,536	-	1,389,288	150	83,757	2,103,731	(643,019)	(1,592,905)	N	20 2021
21 2022	1,288,295	192,837	-	-	1,481,132	620,521	-	1,368,426	150	74,276	2,063,373	(582,241)	(2,175,146)	N	21 2022
22 2023	1,303,609	203,454	-	-	1,507,063	-	-	1,544,565	150	75,915	1,620,630	(113,567)	(2,288,713)	N	22 2023
23 2024	1,319,077	210,019	-	-	1,529,096	-	-	1,547,133	150	63,782	1,611,065	(81,969)	(2,370,682)	N	23 2024
24 2025	1,334,699	224,314	-	4,705,000	6,264,013	-	-	5,316,987	68,300	59,173	5,444,460	819,553	(1,551,129)	N	24 2025
25 2026	1,350,478	245,839	-	-	1,596,317	-	-	2,098,246	150	12,670	2,111,066	(514,749)	(2,065,878)	N	25 2026
26 2027	1,366,414	259,059	-	-	1,624,473	-	600,000	1,135,307	150	15,329	1,750,786	(126,314)	(2,192,191)	N	26 2027
27 2028	1,382,509	286,035	-	-	1,648,544	-	600,000	1,145,161	-	886	1,748,047	(97,502)	(2,289,694)	N	27 2028
28 2029	1,401,584	288,131	-	-	1,689,715	-	750,000	1,065,957	-	-	1,815,957	(126,241)	(2,415,935)	N	28 2029
29 2030	1,420,850	297,222	-	-	1,718,072	-	1,288,700	1,094,672	-	-	2,383,372	(665,300)	(3,081,235)	N	29 2030
	\$ 25,149,746	\$ 6,041,608	\$ 3,238,700	\$ 31,760,000	\$ 64,811,954	\$ 25,924,303	\$ 3,238,700	\$ 38,637,852	329,946	\$ 385,788	\$ 67,227,889	\$ (2,415,935)			

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



2020

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



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2020**



**Tax Incremental District Number Nine
 As of December 31, 2020**

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.

The TID has been amended twice. First in 2017 to acquire land for the TID and again in 2020 to make a territorial amendment to include additional parcels into the district.

Expenditures in 2020

Expenditures totaled \$1,918,949 in 2020. \$1,880,000 of which was used to purchase property for the district. The remaining \$38,949 was used on administrative charges.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$3,101,108 of which \$2,050,000 will go towards capital expenditures within the TID.

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	1/1/2017
Amendment #1 Type	Project costs
Amendment #2 Date	1/1/2020
Amendment #2 Type	Territory Amendment
End of Construction	9/9/2023
Termination Date	9/9/2028

TID #9 EQUALIZED VALUE	
Base	\$11,129,900
Increment	\$9,710,900
Total Equalized Value	\$20,840,800
Percent Change	87%



City of Eau Claire													
Tax Incremental District #9													
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 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	68,370	9,742	-	78,112	-	-	150	-	150	77,962	\$ 540,884	N	12 2019
13 2020	201,972	10,425	3,418,876	3,631,274	1,880,000	-	38,949	-	1,918,949	1,712,325	\$ 2,253,209	N	13 2020
14 2021	522,270	2,383	2,630,000	3,154,653	2,050,000	1,003,658	47,450	-	3,101,108	53,545	\$ 2,306,753	N	14 2021
15 2022	921,278	2,383	2,125,000	3,048,661	2,050,000	1,290,281	42,400	-	3,382,681	(334,021)	\$ 1,972,733	N	15 2022
16 2023	1,128,483	2,383	-	1,130,866	-	1,660,981	150	-	1,661,131	(530,265)	\$ 1,442,468	N	16 2023
17 2024	1,337,760	2,383	-	1,340,143	-	1,446,171	150	-	1,446,321	(106,178)	\$ 1,336,290	N	17 2024
18 2025	1,353,338	2,383	-	1,355,721	-	1,444,767	150	-	1,444,917	(89,195)	\$ 1,247,094	N	18 2025
19 2026	1,369,072	2,383	-	1,371,455	-	1,443,291	150	-	1,443,441	(71,985)	\$ 1,175,109	N	19 2026
20 2027	1,384,963	2,383	-	1,387,346	-	1,441,740	150	-	1,441,890	(54,543)	\$ 1,120,566	N	20 2027
21 2028	1,401,014	2,383	-	1,403,397	-	1,440,110	150	-	1,440,260	(36,864)	\$ 1,083,702	N	21 2028
22 2029	1,417,224	2,383	-	1,419,607	-	1,438,398	10,150	-	1,448,548	(28,941)	\$ 1,054,761	Y	22 2029
	\$ 11,553,525	\$ 59,106	\$ 8,173,876	\$ 19,786,507	\$ 5,980,000	\$ 12,609,398	\$ 142,349	\$ -	\$ 18,731,746	\$ 1,054,761			

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

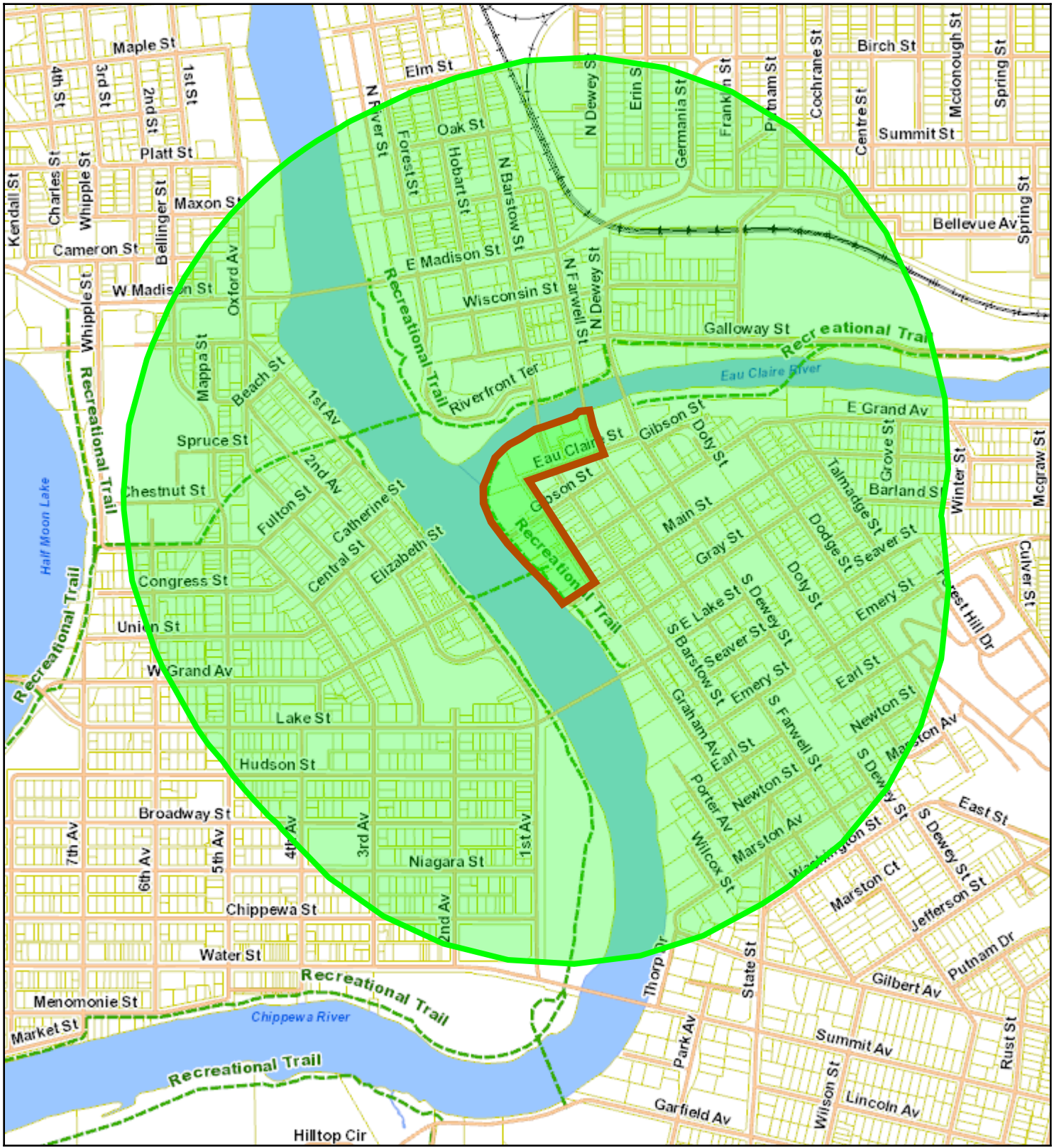


2020

**TAX INCREMENTAL DISTRICT # 10
CONFLUENCE PROJECT**



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2020**



Legend

- City Parcels
- Eau Claire County
- City Limits
- Area Outside of City Limits
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**Tax Incremental District Number Ten
 As of December 31, 2020**

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 2020

Expenditures totaled \$690,263 in 2020. Of this total, \$650,036 was spent on debt service payments, \$39,980 was spent on capital costs and \$247 was spent on administrative charges.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$657,394 with \$648,419 of that projected to be contributed to pay off the district's debt service.

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
End of Construction	10/14/2036
Termination Date	10/14/2041

TID #10 EQUALIZED VALUE	
Base	\$9,794,200
Increment	\$31,316,600
Total Equalized Value	\$41,110,800
Percent Change	320%



City of Eau Claire															
Tax Incremental District #10															
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	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	19,506	-	653,520	889,139	714,961	1,242	1,605,342	(951,822)	\$ (105,174)	N	5	2019	
6	2020	529,675	6,783	-	536,458	39,981	650,036	247	690,263	(153,805)	\$ (258,979)	N	6	2020	
7	2021	601,309	-	-	601,309	-	648,419	150	8,824	657,394	(56,085)	\$ (315,064)	N	7	2021
8	2022	609,240	-	-	609,240	-	649,489	150	10,227	659,866	(50,626)	\$ (365,690)	N	8	2022
9	2023	617,250	-	-	617,250	-	650,417	150	13,321	663,888	(46,638)	\$ (412,328)	N	9	2023
10	2024	625,340	-	-	625,340	-	651,135	150	14,720	666,004	(40,664)	\$ (452,992)	N	10	2024
11	2025	633,511	-	1,720,000	2,353,511	-	2,163,348	38,350	18,205	2,219,903	133,608	\$ (319,384)	N	11	2025
12	2026	641,764	-	2,205,000	2,846,764	-	2,671,240	43,200	13,528	2,727,969	118,795	\$ (200,589)	N	12	2026
13	2027	650,099	-	-	650,099	-	762,737	150	10,374	773,260	(123,161)	\$ (323,750)	N	13	2027
14	2028	658,518	-	-	658,518	-	740,117	150	15,300	755,567	(97,049)	\$ (420,798)	N	14	2028
15	2029	667,021	-	-	667,021	-	738,373	150	21,286	759,809	(92,788)	\$ (513,586)	N	15	2029
16	2030	675,608	-	-	675,608	-	741,325	150	25,461	766,936	(91,328)	\$ (604,914)	N	16	2030
17	2031	684,282	-	-	684,282	-	739,169	150	32,596	771,914	(87,632)	\$ (692,546)	N	17	2031
18	2032	693,043	-	-	693,043	-	736,977	150	36,977	774,104	(81,062)	\$ (773,608)	N	18	2032
19	2033	701,891	-	-	701,891	-	739,673	150	41,030	780,853	(78,962)	\$ (852,570)	N	19	2033
20	2034	710,827	-	-	710,827	300,000	972,240	150	44,979	1,317,369	(606,542)	\$ (1,459,112)	N	20	2034
21	2035	719,853	-	-	719,853	325,000	740,701	150	72,956	1,138,807	(418,953)	\$ (1,878,065)	N	21	2035
22	2036	728,969	-	-	728,969	350,000	523,295	150	93,903	967,349	(238,379)	\$ (2,116,445)	N	22	2036
23	2037	738,177	-	-	738,177	400,000	225,315	150	105,822	731,287	6,889	\$ (2,109,556)	N	23	2037
24	2038	747,476	-	-	747,476	450,000	164,282	150	105,478	719,910	27,566	\$ (2,081,989)	N	24	2038
25	2039	756,868	-	-	756,868	525,000	-	150	104,099	629,249	127,619	\$ (1,954,370)	N	25	2039
26	2040	766,355	-	-	766,355	600,000	-	150	97,719	697,869	68,486	\$ (1,885,884)	N	26	2040
27	2041	775,936	-	-	775,936	-	-	10,150	94,294	104,444	671,492	\$ (1,214,393)	N	27	2041
		\$ 16,622,632	\$ 254,681	\$ 13,755,000	\$ 30,632,314	\$ 12,897,430	\$ 17,795,522	\$ 172,655	\$ 981,099	\$ 31,846,706	\$ (1,214,393)				

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

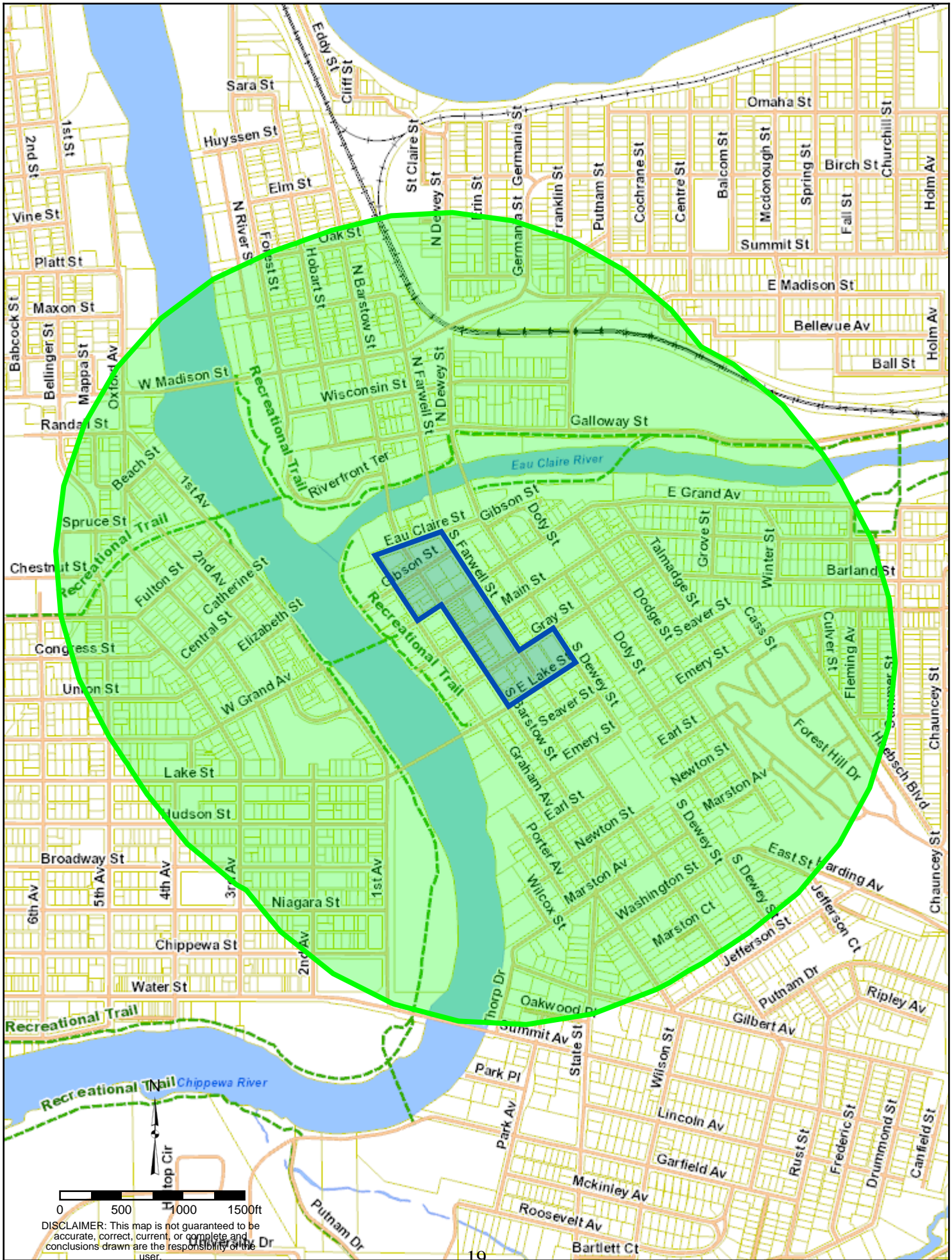


2020

**TAX INCREMENTAL DISTRICT # 11
DOWNTOWN**



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2020**



0 500 1000 1500ft

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



**Tax Incremental District Number Eleven
 As of December 31, 2020**

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 2020

Expenditures totaled \$849,808 in 2020. The City spent \$829,968 for Library Plaza improvements, renovations at the Gibson Street Parking Ramp and design services for Transit Housing. The remaining expenses are \$150 related to debt service payments to recertify the District with the State Department of Revenue and \$19,690 for interest on long term debt.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$1,243,116, \$1,143,200 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	\$5,600,000
Amendment #1 Date	N/A
Amendment #1 Type	N/A
End of Construction	9/22/2030
Termination Date	9/22/2035

TID #11 EQUALIZED VALUE	
Base	\$16,625,200
Increment	\$18,783,600
Total Equalized Value	\$35,408,800
Percent Change	113%



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	457,847	-	-	2,240	-	2,240	455,607	455,457	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	299,889	22,302	-	322,191	76,672	15,978	156	-	92,806	229,385	1,016,888	N	5 2019	
6 2020	252,488	24,778	460,000	737,265	829,968	15,578	4,263	-	849,808	(112,543)	904,345	N	6 2020	
7 2021	258,686	-	-	258,686	1,143,200	99,766	150	-	1,243,116	(984,429)	(80,084)	N	7 2021	
8 2022	264,528	-	-	264,528	-	91,527	150	-	91,677	172,852	92,767	N	8 2022	
9 2023	270,429	-	-	270,429	-	85,286	150	-	85,436	184,993	277,760	N	9 2023	
10 2024	374,284	-	-	374,284	-	84,120	150	-	84,270	290,014	567,774	N	10 2024	
11 2025	479,178	-	-	479,178	-	82,953	150	-	83,103	396,075	963,849	Y	11 2025	
12 2026	545,962	-	-	545,962	-	81,785	150	-	81,935	464,027	1,427,876	Y	12 2026	
13 2027	554,677	-	-	554,677	-	85,642	150	-	85,792	468,885	1,896,761	Y	13 2027	
14 2028	563,479	-	-	563,479	-	84,810	150	-	84,960	478,519	2,375,280	Y	14 2028	
15 2029	572,369	-	-	572,369	-	84,211	150	-	84,361	488,007	2,863,288	Y	15 2029	
16 2030	581,348	-	-	581,348	-	83,516	150	-	83,666	497,682	3,360,969	Y	16 2030	
17 2031	590,416	-	-	590,416	-	82,775	150	-	82,925	507,491	3,868,460	Y	17 2031	
18 2032	599,575	-	-	599,575	-	82,033	150	-	82,183	517,392	4,385,853	Y	18 2032	
19 2033	608,826	-	-	608,826	-	86,171	150	-	86,321	522,506	4,908,358	Y	19 2033	
20 2034	618,170	-	-	618,170	-	85,183	150	-	85,333	532,836	5,441,195	Y	20 2034	
21 2035	627,606	-	-	627,606	-	84,191	150	-	84,341	543,265	5,984,460	Y	21 2035	
22 2036	637,138	-	-	637,138	-	68,367	10,150	-	78,517	558,620	6,543,080	Y	22 2036	
	<u>\$ 9,281,260</u>	<u>\$ 77,217</u>	<u>\$ 660,000</u>	<u>\$ 10,018,477</u>	<u>\$ 2,049,840</u>	<u>\$ 1,406,197</u>	<u>\$ 19,359</u>	<u>\$ -</u>	<u>\$ 3,475,397</u>	<u>\$ 6,543,080</u>				

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



2020

TAX INCREMENTAL DISTRICT # 12
WATER STREET



ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2020





**Tax Incremental District Number Twelve
 As of December 31, 2020**

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 2020

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.

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
End of Construction	9/12/2032
Termination Date	9/12/2037

TID #12 EQUALIZED VALUE	
Base	\$22,281,500
Increment	\$0
Total Equalized Value	\$22,281,500
Percent Change	0%

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	375,542	3,716	-	379,259	-	150	-	150	379,109	377,959	N	3	2019
4	2020	183,547	46,663	-	230,210	-	150	-	150	230,060	608,018	N	4	2020
5	2021	466,475	-	-	466,475	-	150	-	150	466,325	1,074,343	N	5	2021
6	2022	475,502	-	-	475,502	-	150	-	150	475,352	1,549,695	N	6	2022
7	2023	484,619	-	-	484,619	-	150	-	150	484,469	2,034,164	N	7	2023
8	2024	787,516	-	-	787,516	-	150	-	150	787,366	2,821,530	N	8	2024
9	2025	799,754	-	-	799,754	3,900,000	150	-	3,900,150	(3,100,396)	(278,866)	N	9	2025
10	2026	812,114	-	-	812,114	900,000	150	9,760	909,910	(97,796)	(376,662)	N	10	2026
11	2027	824,598	-	-	824,598	900,000	150	15,066	915,216	(90,619)	(467,281)	N	11	2027
12	2028	837,206	-	-	837,206	900,000	150	18,691	918,841	(81,635)	(548,916)	N	12	2028
13	2029	849,941	-	-	849,941	600,000	150	24,701	624,851	225,090	(323,827)	N	13	2029
14	2030	862,803	-	-	862,803	550,000	150	14,572	564,722	298,080	(25,746)	N	14	2030
15	2031	875,793	-	-	875,793	200,000	150	1,287	201,437	674,356	648,610	Y	15	2031
16	2032	888,914	-	-	888,914	-	150	-	150	888,764	1,537,374	Y	16	2032
17	2033	902,165	-	-	902,165	-	150	-	150	902,015	2,439,389	Y	17	2033
18	2034	915,550	-	-	915,550	-	150	-	150	915,400	3,354,789	Y	18	2034
19	2035	929,068	-	-	929,068	-	150	-	150	928,918	4,283,706	Y	19	2035
20	2036	942,721	-	-	942,721	-	10,150	-	10,150	932,571	5,216,277	Y	20	2036
		\$13,213,827	\$ 50,379	\$ -	\$13,264,206	\$ 7,950,000	\$ -	\$ 13,850	\$ 84,079	\$ 8,047,929	\$ 5,216,277			

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



2020

**TAX INCREMENTAL DISTRICT # 13
CANNERY DISTRICT**



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2020**





**Tax Incremental District Number Thirteen
 As of December 31, 2020**

Introduction

In 2019, the City Council approved the creation of TID # 13. The purpose of TID # 13 is to promote and expand mixed-use development in the Cannery Redevelopment Area by providing funding for reconstruction on various streets within the district, thereby creating new jobs, increased property valuation, and business growth.

Expenditures in 2020

Expenditures totaled \$588,293 in 2020. The City spent \$555,718 for developer incentives and electrical utility relocation. The remaining expenses are \$150 related to debt service payments to recertify the District with the State Department of Revenue and \$32,425 for debt issuance costs.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$4,963,568, \$4,619,282 of which is projected to be used for project expenses.

TID #13 STATUS REPORT	
Name	Cannery District
Type	Mixed Use
Effective Date	1/1/2019
Original Project Costs	\$13,625,000
Amendment #1 Date	N/A
Amendment #1 Type	N/A
End of Construction	7/23/2034
Termination Date	7/23/2039

TID #13 EQUALIZED VALUE	
Base	\$3,028,900
Increment	\$4,585,200
Total Equalized Value	\$7,614,100
Percent Change	151%



City of Eau Claire															
Tax Incremental District #13															
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				
0	2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ (1,000)	\$ (1,000)	N	0	2019
1	2020	-	138,937	3,860,000	3,998,937	555,718	-	32,575	-	588,293	3,410,644	3,409,644	N	1	2020
2	2021	-	-	2,550,000	2,550,000	4,619,282	297,636	46,650	-	4,963,568	(2,413,568)	996,076	N	2	2021
3	2022	474	-	1,930,000	1,930,474	1,500,000	502,560	29,950	-	2,032,510	(102,036)	894,040	N	3	2022
4	2023	235,902	-	2,935,000	3,170,902	2,900,000	600,251	50,500	-	3,550,751	(379,848)	514,191	N	4	2023
5	2024	238,735	-	-	238,735	-	867,547	150	-	867,697	(628,962)	(114,771)	N	5	2024
6	2025	476,546	-	1,015,000	1,491,546	1,000,000	841,924	31,300	1,435	1,874,659	(383,112)	(497,884)	N	6	2025
7	2026	481,785	-	-	481,785	-	956,691	150	7,468	964,309	(482,524)	(980,408)	N	7	2026
8	2027	722,027	-	1,015,000	1,737,027	1,000,000	943,243	31,300	17,157	1,991,700	(254,673)	(1,235,081)	N	8	2027
9	2028	729,721	-	-	729,721	-	1,076,730	150	24,702	1,101,582	(371,861)	(1,606,941)	N	9	2028
10	2029	972,442	-	-	972,442	-	1,068,191	150	36,156	1,104,497	(132,055)	(1,738,997)	N	10	2029
11	2030	982,640	-	-	982,640	-	1,064,233	150	39,127	1,103,511	(120,871)	(1,859,867)	N	11	2030
12	2031	992,940	-	-	992,940	-	1,065,139	150	46,497	1,111,785	(118,846)	(1,978,713)	N	12	2031
13	2032	1,003,343	-	-	1,003,343	-	1,060,966	150	49,468	1,110,584	(107,241)	(2,085,954)	N	13	2032
14	2033	1,013,850	-	-	1,013,850	-	1,061,653	150	52,149	1,113,952	(100,102)	(2,186,056)	N	14	2033
15	2034	1,024,462	-	-	1,024,462	-	1,057,200	150	60,117	1,117,466	(93,004)	(2,279,061)	N	15	2034
16	2035	1,035,180	-	-	1,035,180	-	1,057,663	150	62,674	1,120,488	(85,308)	(2,364,368)	N	16	2035
17	2036	1,046,005	-	-	1,046,005	-	1,057,913	150	65,020	1,123,083	(77,077)	(2,441,446)	N	17	2036
18	2037	1,056,939	-	-	1,056,939	-	1,057,944	150	73,243	1,131,337	(74,398)	(2,515,844)	N	18	2037
19	2038	1,067,982	-	-	1,067,982	-	1,057,834	150	75,475	1,133,459	(65,477)	(2,581,321)	N	19	2038
20	2039	1,079,135	-	-	1,079,135	-	1,057,585	10,150	75,475	1,143,210	(64,075)	(2,645,396)	N	20	2039
		\$14,160,108	\$ 138,937	\$13,305,000	\$27,604,045	\$11,575,000	\$17,752,902	\$235,375	\$686,163	\$30,249,441	\$ (2,645,396)				

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