



2021

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

ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2021

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2021

TAX INCREMENTAL DISTRICT # 7
SOO LINE DEVELOPMENT AREA

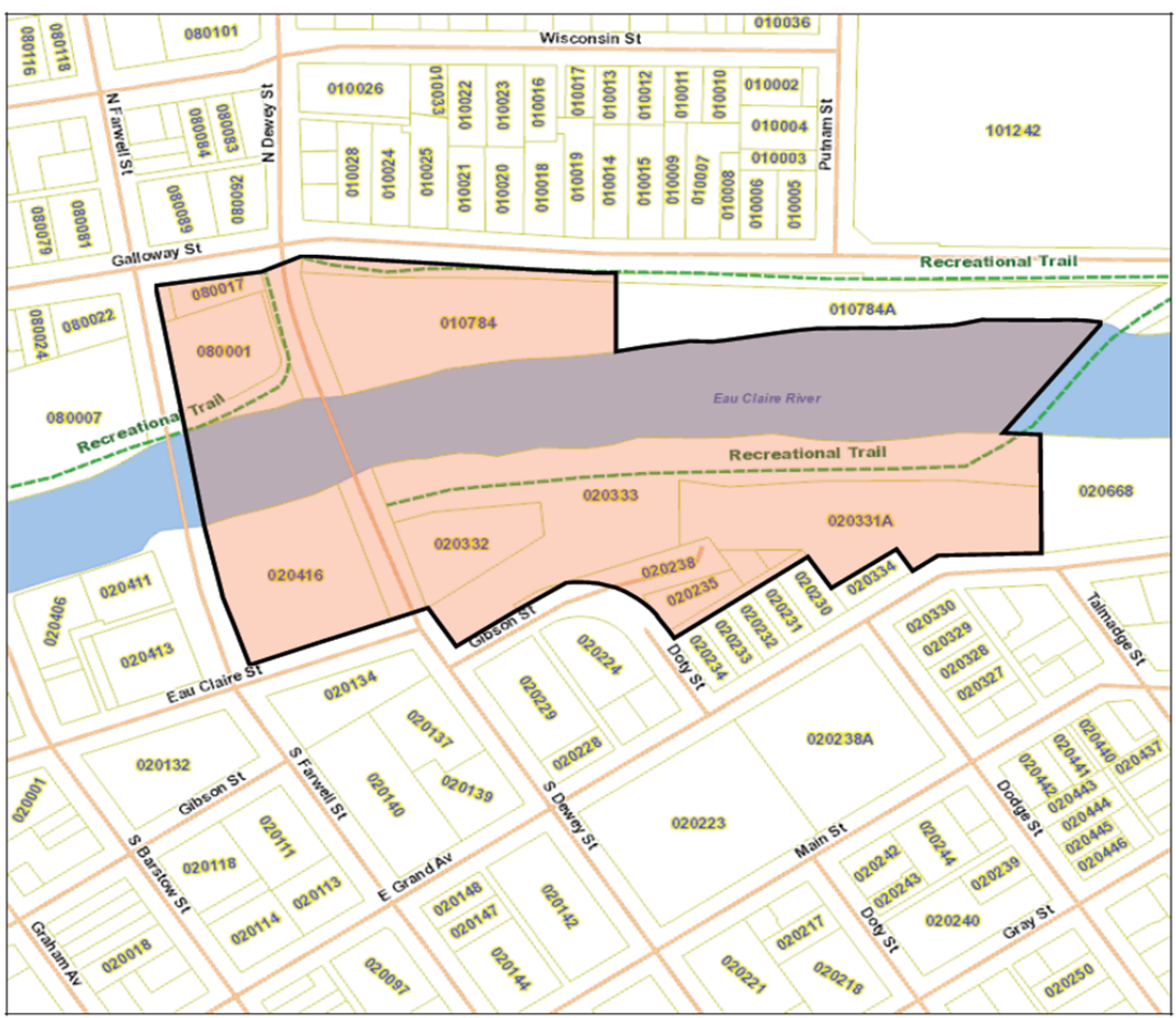


ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2021

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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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, 2021**

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 2022.

Expenditures in 2021

Expenditures totaled \$868 in 2021, of which \$718 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 \$5,500 in 2022 for final auditing services to close out TID #7.

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	1/11/2022

TID #7 EQUALIZED VALUE	
Base	\$329,100
Increment	\$6,218,300
Total Equalized Value	\$6,547,400
Percent Change	1889%



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
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	127,486	104	-	127,590	-	718	150	-	868	126,722	\$ 62,927	Y	24	2021
25	2022	130,564	315	-	130,878	-	-	150	-	150	130,728	\$ 193,655	Y	25	2022
26	2023	131,934	968	-	132,902	-	-	5,150	-	5,150	127,752	\$ 321,407	Y	26	2023
27	2024	133,317	1,607	-	134,924	-	-	150	-	150	134,774	\$ 456,182	Y	27	2024
28	2025	133,317	1,607	-	134,924	-	-	150	-	150	134,774	\$ 590,956	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



2021

TAX INCREMENTAL DISTRICT # 8
DOWNTOWN DEVELOPMENT AREA

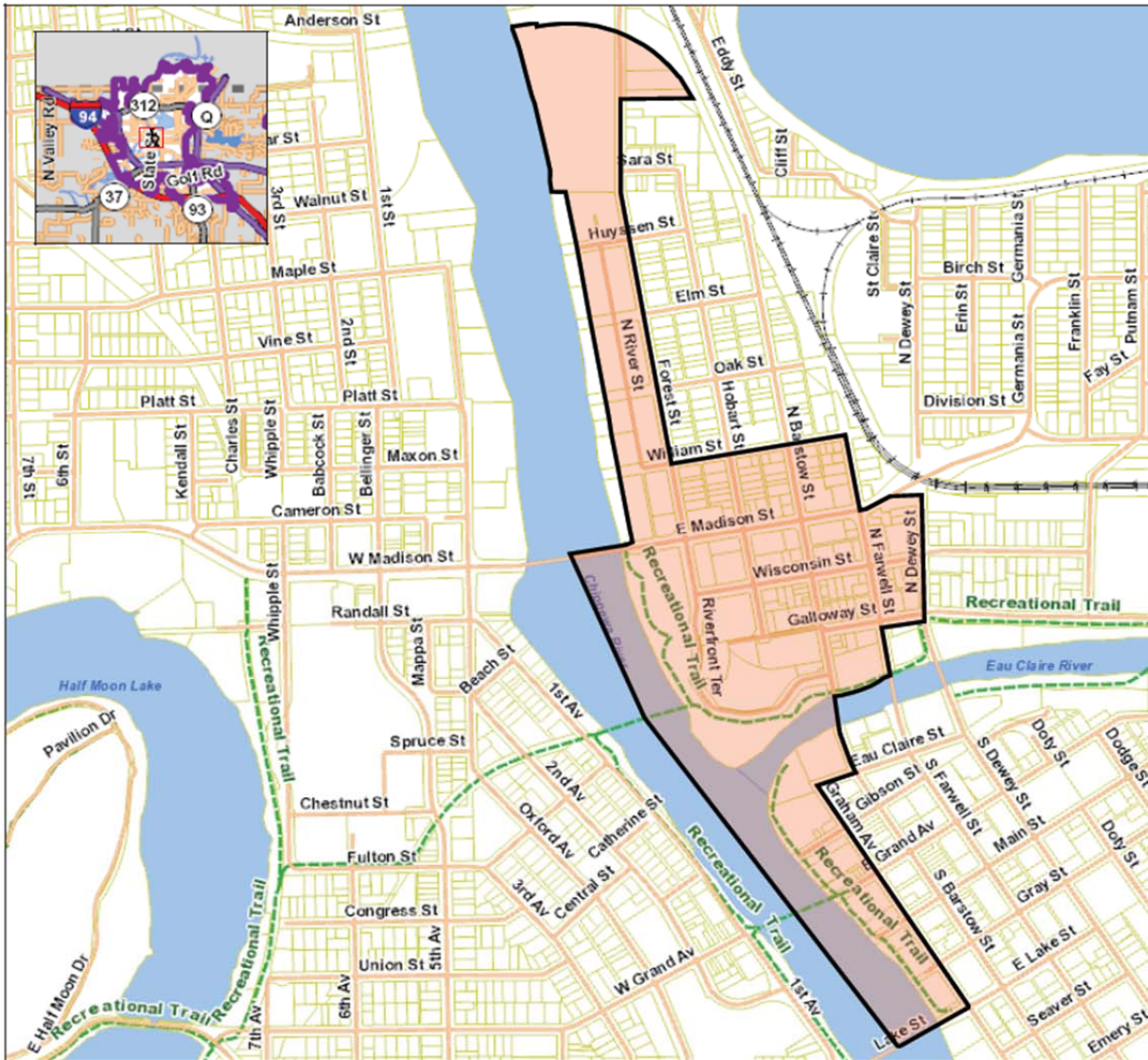


ANNUAL REPORT
CITY OF EAU CLAIRE
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TID #8 - Downtown Development Area

Legend

- City Parcels
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Author:	
Date Printed:	
Source:	



**Tax Incremental District Number Eight
 As of December 31, 2021**

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 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 2021

Expenditures totaled \$2,011,375 in 2021. Of the total, the City spent \$616,938 on developer incentives, \$1,393,963 on debt service payments, and the remaining \$474 coming from administrative costs.

Current Year Expenditures

The current project plan anticipates expenditures in 2022 of \$2,063,373. \$620,521 is projected in further project costs, with long-term debt and administrative debt service contributing to 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	\$65,788,300
Total Equalized Value	\$78,206,700
Percent Change	530%

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	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	1,342,127	181,172	-	-	1,523,299	616,938	-	1,393,963	474	-	2,011,375	(488,076)	(1,437,962)	N	20 2021
21 2022	1,357,979	192,837	-	-	1,550,816	620,521	-	1,368,426	150	74,276	2,063,373	(512,557)	(1,950,519)	N	21 2022
22 2023	1,373,991	203,454	-	-	1,577,445	-	-	1,544,565	150	75,915	1,620,630	(43,186)	(1,993,705)	N	22 2023
23 2024	1,390,162	210,019	-	-	1,600,181	-	-	1,547,133	150	63,782	1,611,065	(10,884)	(2,004,589)	N	23 2024
24 2025	1,406,495	224,314	-	4,705,000	6,335,809	-	-	5,316,987	68,300	59,173	5,444,460	891,349	(1,113,240)	N	24 2025
25 2026	1,422,991	245,839	-	-	1,668,830	-	-	2,098,246	150	12,670	2,111,066	(442,235)	(1,555,475)	N	25 2026
26 2027	1,439,653	258,059	-	-	1,697,712	-	600,000	1,135,307	150	15,329	1,750,786	(53,075)	(1,608,550)	N	26 2027
27 2028	1,456,481	266,035	-	-	1,722,516	-	600,000	1,145,161	-	886	1,746,047	(23,531)	(1,632,081)	N	27 2028
28 2029	1,475,555	288,131	-	-	1,763,686	-	750,000	1,065,957	-	-	1,815,957	(52,270)	(1,684,351)	N	28 2029
29 2030	1,494,821	297,222	-	-	1,792,043	-	1,288,700	1,094,672	-	-	2,383,372	(591,329)	(2,275,680)	N	29 2030
	\$ 25,795,381	\$ 6,035,201	\$ 3,238,700	\$ 31,760,000	\$ 65,451,182	\$ 25,910,706	\$ 3,238,700	\$ 38,642,527	330,270	\$ 302,031	\$ 67,135,533	\$ (1,684,351)			

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



2021

TAX INCREMENTAL DISTRICT # 9
BUSINESS PARK OVERLAY



ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2021

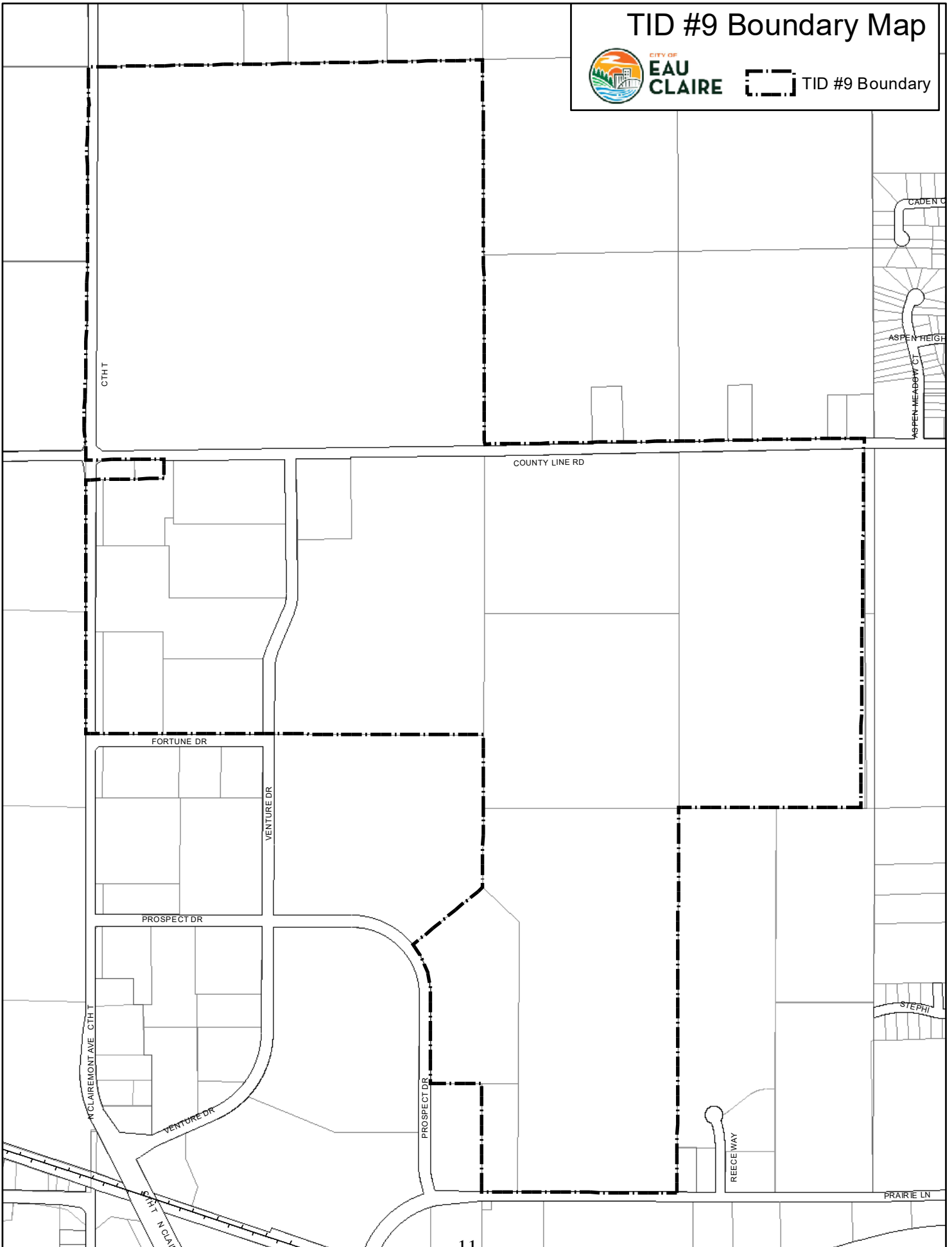
TID #9 Boundary Map



CITY OF
**EAU
CLAIRE**



TID #9 Boundary





**Tax Incremental District Number Nine
 As of December 31, 2021**

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 2021

Expenditures totaled \$464,863 in 2021. Of this total, \$443,696 was spent on debt service payments, \$11,745 was spent on expenses related to the property purchase and \$9,422 was spent on administrative charges.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$4,436,953 of which \$4,000,000 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	\$13,649,200
Increment	\$17,628,300
Total Equalized Value	\$31,277,500
Percent Change	129%



City of Eau Claire													
Tax Incremental District #9													
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 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	209,301	3,220,000	3,631,274	1,880,000	-	38,949	-	1,918,949	1,712,325	\$ 2,253,209	N	13 2020
14 2021	354,113	34,589	-	388,703	11,744	443,696	9,422	-	464,863	(76,160)	\$ 2,177,048	N	14 2021
15 2022	358,194	1,520	-	359,714	4,000,000	435,803	1,150	-	4,436,953	(4,077,239)	\$ (1,900,190)	N	15 2022
16 2023	363,955	1,520	-	365,475	-	419,778	150	-	419,928	(54,453)	\$ (1,954,643)	N	16 2023
17 2024	369,774	1,520	-	371,293	-	374,353	150	-	374,503	(3,209)	\$ (1,957,852)	N	17 2024
18 2025	963,026	1,520	-	964,546	-	374,303	150	-	374,453	590,094	\$ (1,367,758)	N	18 2025
19 2026	1,562,212	1,520	-	1,563,732	-	373,953	150	-	374,103	1,189,629	\$ (178,129)	N	19 2026
20 2027	1,580,013	1,520	-	1,581,533	-	373,303	150	-	373,453	1,208,080	\$ 1,029,951	Y	20 2027
21 2028	1,597,992	1,520	-	1,599,512	-	370,986	150	-	371,136	1,228,376	\$ 2,258,327	Y	21 2028
22 2029	1,616,151	1,520	-	1,617,671	-	372,035	10,150	-	382,185	1,235,486	\$ 3,493,813	Y	22 2029
	\$ 9,483,552	\$ 283,284	\$ 3,220,000	\$ 12,986,836	\$ 5,891,744	\$ 3,538,207	\$ 63,071	\$ -	\$ 9,493,023	\$ 3,493,813			

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

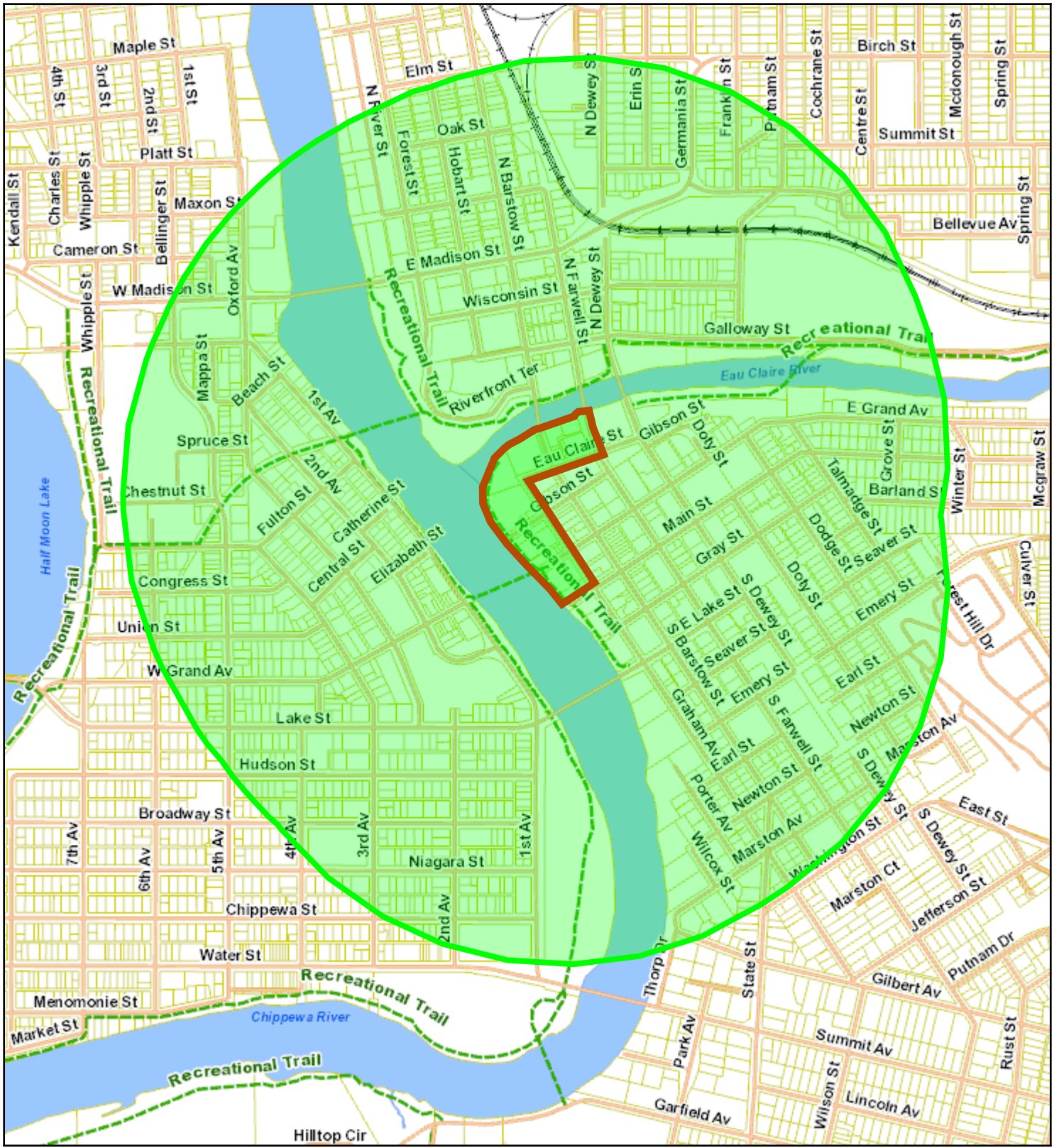


2021

TAX INCREMENTAL DISTRICT # 10
CONFLUENCE PROJECT



ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2021



Legend

- City Parcels
- Eau Claire County
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**Tax Incremental District Number Ten
 As of December 31, 2021**

Introduction

In 2014, the City Council approved the creation of TID # 10, for the purpose of developing 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 2021

Expenditures totaled \$642,621 in 2021. Of this total, \$642,387 was spent on debt service payments, and \$234 was spent on administrative charges.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$659,011 with \$649,489 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	\$29,962,100
Total Equalized Value	\$39,756,300
Percent Change	306%



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
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	613,154	7,586	-	620,740	-	642,386	234	-	642,621	(21,880)	\$ (280,859)	N	7	2021
8	2022	621,203	-	-	621,203	-	649,489	150	9,371	659,011	(37,807)	\$ (318,667)	N	8	2022
9	2023	629,333	-	-	629,333	-	650,417	150	11,910	662,477	(33,144)	\$ (351,811)	N	9	2023
10	2024	637,544	-	-	637,544	-	651,135	150	12,904	664,189	(26,645)	\$ (378,456)	N	10	2024
11	2025	645,837	-	1,720,000	2,365,837	-	2,163,348	38,350	15,596	2,217,294	148,543	\$ (229,913)	N	11	2025
12	2026	654,213	-	2,205,000	2,859,213	-	2,671,240	43,200	10,397	2,724,837	134,376	\$ (95,538)	N	12	2026
13	2027	662,673	-	-	662,673	-	762,737	150	6,172	769,058	(106,385)	\$ (201,923)	N	13	2027
14	2028	671,217	-	-	671,217	-	740,117	150	10,427	750,694	(79,476)	\$ (281,399)	N	14	2028
15	2029	679,847	-	-	679,847	-	738,373	150	15,013	753,536	(73,689)	\$ (355,088)	N	15	2029
16	2030	688,563	-	-	688,563	-	741,325	150	18,329	759,804	(71,241)	\$ (426,329)	N	16	2030
17	2031	697,366	-	-	697,366	-	739,169	150	23,666	762,985	(65,619)	\$ (491,947)	N	17	2031
18	2032	706,258	-	-	706,258	-	736,977	150	26,947	764,074	(57,817)	\$ (549,764)	N	18	2032
19	2033	715,238	-	-	715,238	-	739,673	150	29,838	769,661	(54,423)	\$ (604,187)	N	19	2033
20	2034	724,308	-	-	724,308	300,000	972,240	150	32,559	1,304,950	(580,642)	\$ (1,184,829)	N	20	2034
21	2035	733,469	-	-	733,469	325,000	740,701	150	59,241	1,125,092	(391,624)	\$ (1,576,453)	N	21	2035
22	2036	742,721	-	-	742,721	350,000	523,295	150	78,823	952,268	(209,547)	\$ (1,786,000)	N	22	2036
23	2037	752,066	-	-	752,066	400,000	225,315	150	89,300	714,765	37,301	\$ (1,748,699)	N	23	2037
24	2038	761,504	-	-	761,504	450,000	164,282	150	87,435	701,867	59,637	\$ (1,689,062)	N	24	2038
25	2039	771,037	-	-	771,037	525,000	-	150	84,453	609,603	161,434	\$ (1,527,629)	N	25	2039
26	2040	780,665	-	-	780,665	600,000	-	150	76,381	676,531	104,133	\$ (1,423,495)	N	26	2040
27	2041	790,389	-	-	790,389	-	-	10,150	71,175	81,325	709,064	\$ (714,431)	N	27	2041
		\$ 16,897,899	\$ 262,267	\$ 13,755,000	\$ 30,915,166	\$ 12,897,430	\$ 17,789,489	\$ 172,740	\$ 769,939	\$ 31,629,598	\$ (714,431)				

NOTES:

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

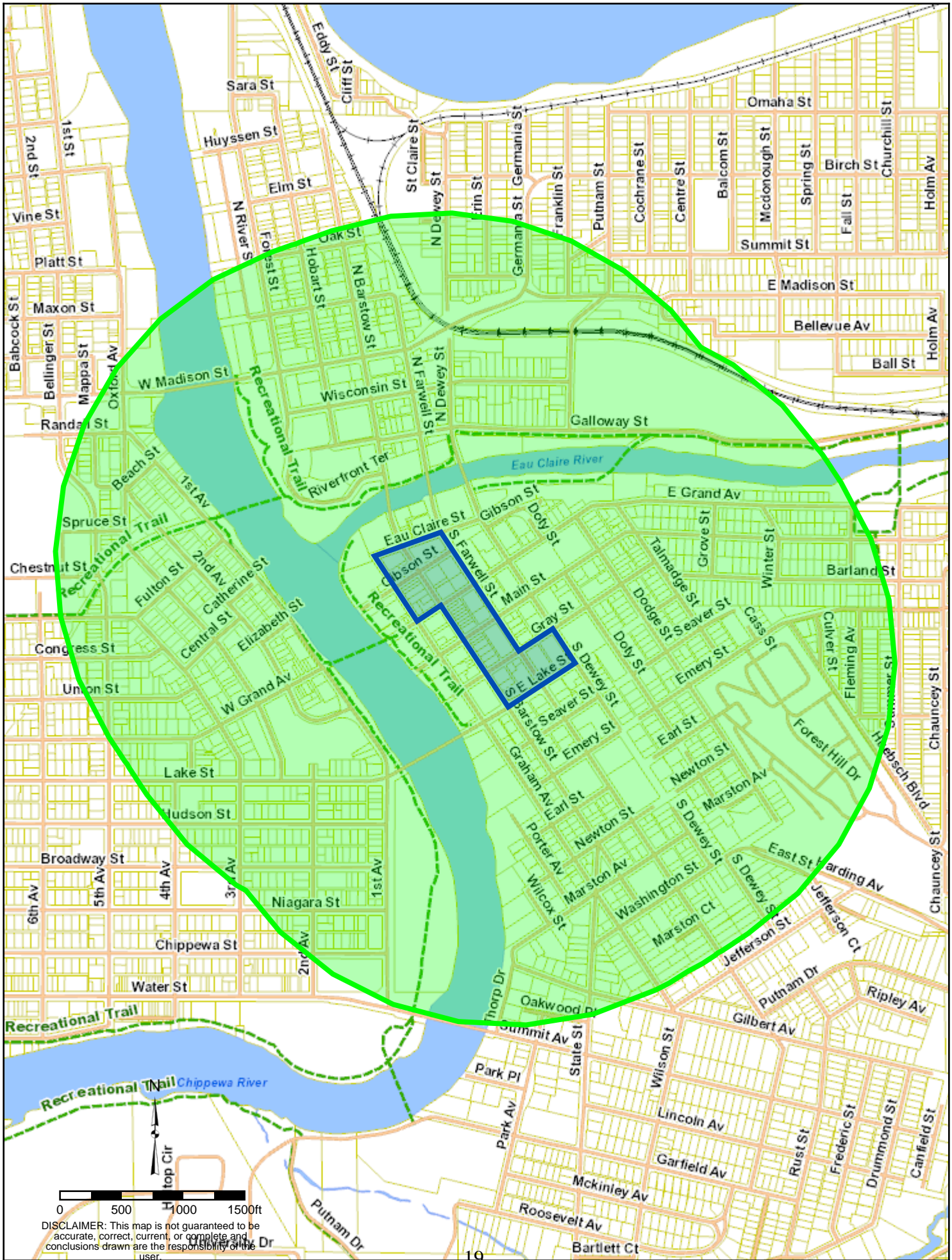


2021

TAX INCREMENTAL DISTRICT # 11
DOWNTOWN



ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2021



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, 2021**

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 the development and redevelopment of under-utilized property in the central business district. Uses of funds include funding for parking improvements, cash grants for a community arts facility, and the construction of a library plaza.

Expenditures in 2021

Expenditures totaled \$1,015,198 in 2021. Of this total, \$54,113 was spent on debt service payments, and \$186 was spent on administrative charges. The City spent \$960,899 for Library Plaza improvements and the Transit parking slab.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$91,677, \$91,527 of which is projected to be used for debt service.

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	\$17,437,100
Total Equalized Value	\$34,062,300
Percent Change	105%

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	367,768	6,288	-	374,056	960,899	54,113	186	-	1,015,198	(641,142)	\$ 263,203	-	N	7 2021
8 2022	300,588	-	-	300,588	-	91,527	150	-	91,677	208,911	\$ 472,114	-	N	8 2022
9 2023	306,849	-	-	306,849	-	85,286	150	-	85,436	221,413	\$ 693,527	-	N	9 2023
10 2024	411,068	-	-	411,068	-	84,120	150	-	84,270	326,799	\$ 1,020,326	-	Y	10 2024
11 2025	516,330	-	-	516,330	-	82,953	150	-	83,103	433,227	\$ 1,453,553	-	Y	11 2025
12 2026	583,486	-	-	583,486	-	81,785	150	-	81,935	501,551	\$ 1,955,103	-	Y	12 2026
13 2027	592,576	-	-	592,576	-	85,642	150	-	85,792	506,784	\$ 2,461,887	-	Y	13 2027
14 2028	601,757	-	-	601,757	-	84,810	150	-	84,960	516,797	\$ 2,978,685	-	Y	14 2028
15 2029	611,030	-	-	611,030	-	84,211	150	-	84,361	526,668	\$ 3,505,353	-	Y	15 2029
16 2030	620,395	-	-	620,395	-	83,516	150	-	83,666	536,729	\$ 4,042,082	-	Y	16 2030
17 2031	629,854	-	-	629,854	-	82,775	150	-	82,925	546,929	\$ 4,589,011	-	Y	17 2031
18 2032	639,408	-	-	639,408	-	82,033	150	-	82,183	557,224	\$ 5,146,235	-	Y	18 2032
19 2033	649,057	-	-	649,057	-	86,171	150	-	86,321	562,736	\$ 5,708,971	-	Y	19 2033
20 2034	658,802	-	-	658,802	-	85,183	150	-	85,333	573,469	\$ 6,282,441	-	Y	20 2034
21 2035	668,646	-	-	668,646	-	84,191	150	-	84,341	584,304	\$ 6,866,745	-	Y	21 2035
22 2036	678,587	-	-	678,587	-	68,367	10,150	-	78,517	600,070	\$ 7,466,815	-	Y	22 2036
	\$ 9,970,788	\$ 83,505	\$ 660,000	\$ 10,714,293	\$ 1,867,540	\$ 1,360,544	\$ 19,395	\$ -	\$ 3,247,479	\$ 7,466,815				

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



2021

TAX INCREMENTAL DISTRICT # 12
WATER STREET



ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2021





**Tax Incremental District Number Twelve
 As of December 31, 2021**

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 the construction of a linear park and bike trail, thereby creating new jobs, and increased property valuation, and business growth.

Expenditures in 2021

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	\$2,768,600
Total Equalized Value	\$25,050,100
Percent Change	12%



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	(150)	(1,150)	N	2
3	2019	375,542	3,716	379,259	-	-	150	-	150	379,109	377,959	N	3
4	2020	183,547	46,663	230,210	-	-	150	-	150	230,060	608,018	N	4
5	2021	-	45,691	45,691	-	-	150	-	150	45,541	653,559	N	5
6	2022	466,475	-	466,475	-	-	150	-	150	466,325	1,119,884	N	6
7	2023	475,502	-	475,502	-	-	150	-	150	475,352	1,595,236	N	7
8	2024	778,307	-	778,307	-	-	150	-	150	778,157	2,373,393	N	8
9	2025	790,453	-	790,453	3,900,000	-	150	-	3,900,150	(3,109,697)	(736,304)	N	9
10	2026	802,720	-	802,720	900,000	-	150	25,771	925,921	(123,201)	(859,505)	N	10
11	2027	815,110	-	815,110	900,000	-	150	34,380	934,530	(119,420)	(978,925)	N	11
12	2028	827,623	-	827,623	900,000	-	150	39,157	939,307	(111,684)	(1,090,608)	N	12
13	2029	840,262	-	840,262	600,000	-	150	49,077	649,227	191,035	(899,573)	N	13
14	2030	853,027	-	853,027	550,000	-	150	40,481	590,631	262,397	(637,177)	N	14
15	2031	865,920	-	865,920	200,000	-	150	31,859	232,009	633,911	(3,265)	N	15
16	2032	878,942	-	878,942	-	-	150	163	313	878,629	875,363	Y	16
17	2033	892,094	-	892,094	-	-	150	-	150	891,944	1,767,307	Y	17
18	2034	905,377	-	905,377	-	-	150	-	150	905,227	2,672,535	Y	18
19	2035	918,794	-	918,794	-	-	150	-	150	918,644	3,591,178	Y	19
20	2036	932,344	-	932,344	-	-	10,150	-	10,150	922,194	4,513,373	Y	20
		\$12,602,041	\$ 96,070	\$ -	\$12,698,111	\$ 7,950,000	\$ -	\$ 13,850	\$ 220,888	\$ 8,184,738	\$ 4,513,373		

NOTES:

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



2021

TAX INCREMENTAL DISTRICT # 13
CANNERY DISTRICT



ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2021





**Tax Incremental District Number Thirteen
 As of December 31, 2021**

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 the reconstruction of various streets within the district, thereby creating new jobs, increasing property valuation, and business growth.

Expenditures in 2021

Expenditures totaled \$1,585,583 in 2021. The City spent \$1,172,019 for street improvements, \$43,304 for the Cannery park development and \$50,000 for developer incentive. The remaining expenses are \$22,624 was spent on administrative charges and \$297,636 on debt issuance costs.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$1,961,750, \$1,500,000 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	\$11,394,300
Total Equalized Value	\$14,423,200
Percent Change	376%



City of Eau Claire															
Tax Incremental District #13															
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	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	89,775	75,916	1,820,000	1,985,691	1,265,323	297,636	22,624	-	1,585,583	400,108	\$ 3,809,752	N	2	2021
3	2022	474	-	1,930,000	1,930,474	1,500,000	431,800	29,950	-	1,961,750	(31,277)	\$ 3,778,476	N	3	2022
4	2023	235,902	-	2,935,000	3,170,902	2,900,000	536,205	50,500	-	3,486,705	(315,803)	\$ 3,462,673	N	4	2023
5	2024	238,735	-	-	238,735	-	803,541	150	-	803,691	(564,956)	\$ 2,897,717	N	5	2024
6	2025	476,546	-	1,015,000	1,491,546	1,000,000	777,959	31,300	-	1,809,259	(317,712)	\$ 2,580,004	N	6	2025
7	2026	481,785	-	-	481,785	-	892,769	150	-	892,919	(411,134)	\$ 2,168,870	N	7	2026
8	2027	722,027	-	1,015,000	1,737,027	1,000,000	879,366	31,300	-	1,910,666	(173,639)	\$ 1,995,231	N	8	2027
9	2028	729,721	-	-	729,721	-	1,012,902	150	-	1,013,052	(283,331)	\$ 1,711,900	N	9	2028
10	2029	972,442	-	-	972,442	-	1,004,413	150	-	1,004,563	(32,121)	\$ 1,679,779	N	10	2029
11	2030	982,640	-	-	982,640	-	1,000,508	150	-	1,000,658	(18,018)	\$ 1,661,761	N	11	2030
12	2031	992,940	-	-	992,940	-	1,001,470	150	-	1,001,620	(8,680)	\$ 1,653,081	N	12	2031
13	2032	1,003,343	-	-	1,003,343	-	997,356	150	-	997,506	5,837	\$ 1,658,918	N	13	2032
14	2033	1,013,850	-	-	1,013,850	-	998,105	150	-	998,255	15,595	\$ 1,674,513	N	14	2033
15	2034	1,024,462	-	-	1,024,462	-	993,717	150	-	993,867	30,595	\$ 1,705,108	N	15	2034
16	2035	1,035,180	-	-	1,035,180	-	994,249	150	-	994,399	40,781	\$ 1,745,889	N	16	2035
17	2036	1,046,005	-	-	1,046,005	-	994,570	150	-	994,720	51,285	\$ 1,797,174	N	17	2036
18	2037	1,056,939	-	-	1,056,939	-	994,677	150	-	994,827	62,112	\$ 1,859,286	N	18	2037
19	2038	1,067,982	-	-	1,067,982	-	994,647	150	-	994,797	73,185	\$ 1,932,471	Y	19	2038
20	2039	1,079,135	-	-	1,079,135	-	994,482	10,150	-	1,004,632	74,503	\$ 2,006,974	Y	20	2039
		\$14,249,883	\$ 214,853	\$ 12,575,000	\$27,039,736	\$ 8,221,041	\$ 16,600,372	\$ 211,348	\$ -	\$25,032,762	\$ 2,006,974				

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