



2022

COMBINED TID REPORTS – TIDs 7, 8, 9, 10, 11, 12, 13,14

ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2022

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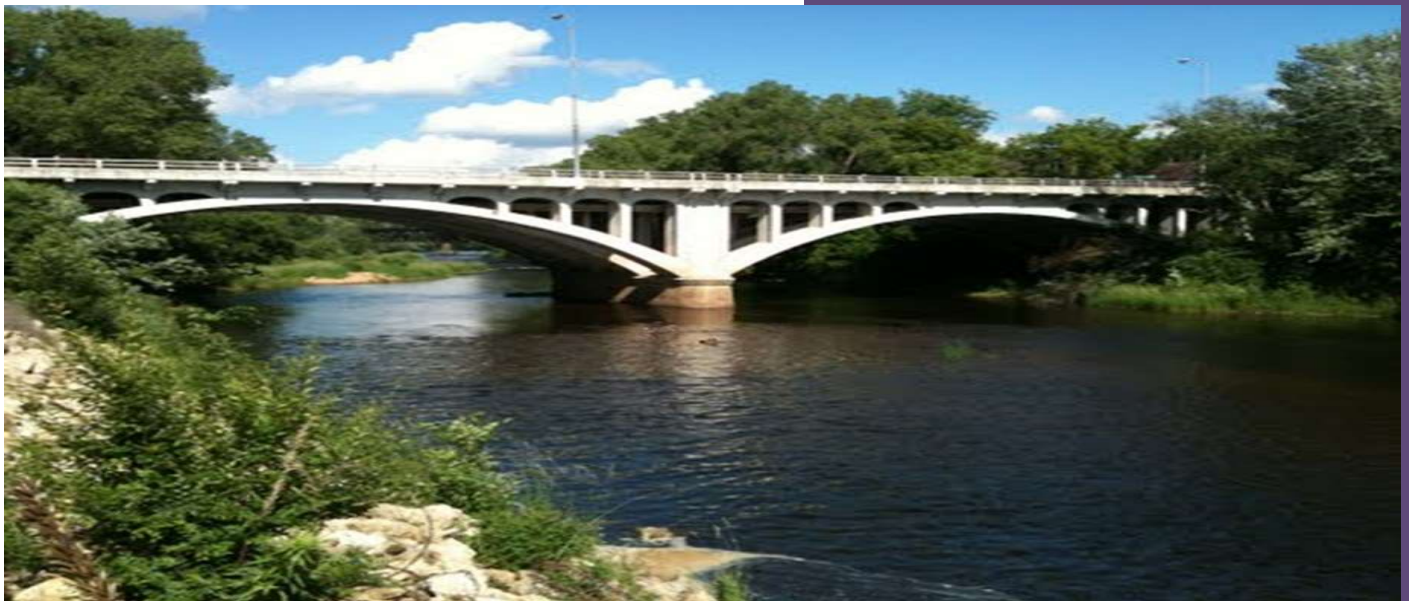
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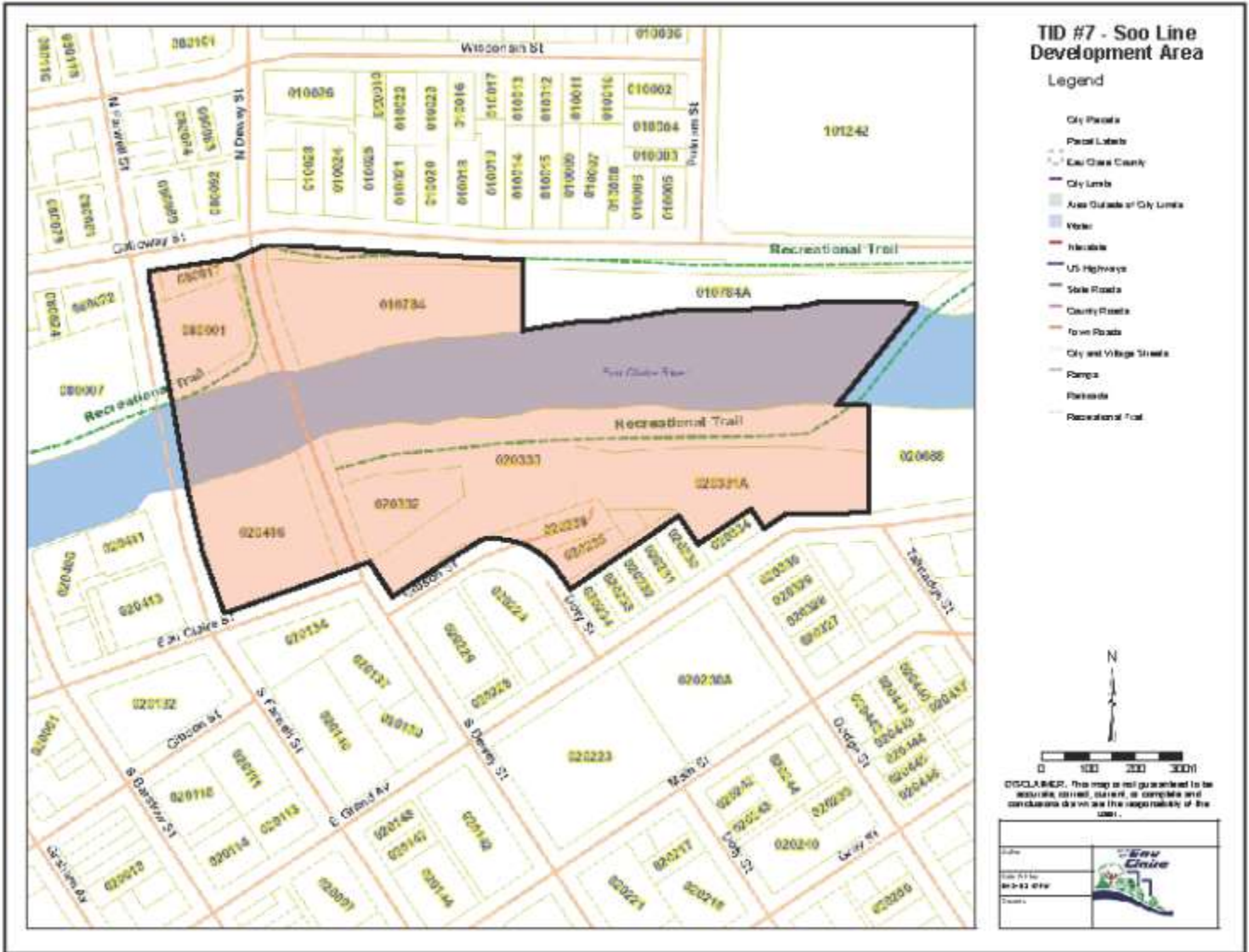


2022

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



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2022**





**Tax Incremental District Number Seven
 As of December 31, 2022**

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 was further amended in 2021 to capture an additional year of increment earmarked for affordable housing initiatives. The TID will terminate in 2022.

Expenditures in 2022

Expenditures totaled \$181,957 in 2022, of which \$119,030 was for the transfer of increment to the affordable housing fund per the 2021 TID amendment, \$57,413 for returning increment to overlying taxing jurisdictions and \$5,513 was spent for final auditing services to close out TID #7.

Current Year Expenditures

TID #7 is not projected to spend any funds in 2023.

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	103	-	127,589	-	718	150	-	868	126,721	\$ 62,927	N	24	2021
25	2022	117,923	1,107	-	119,030	-	-	181,957	-	181,957	(62,927)	\$ (0)	N	25	2022
		\$ 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

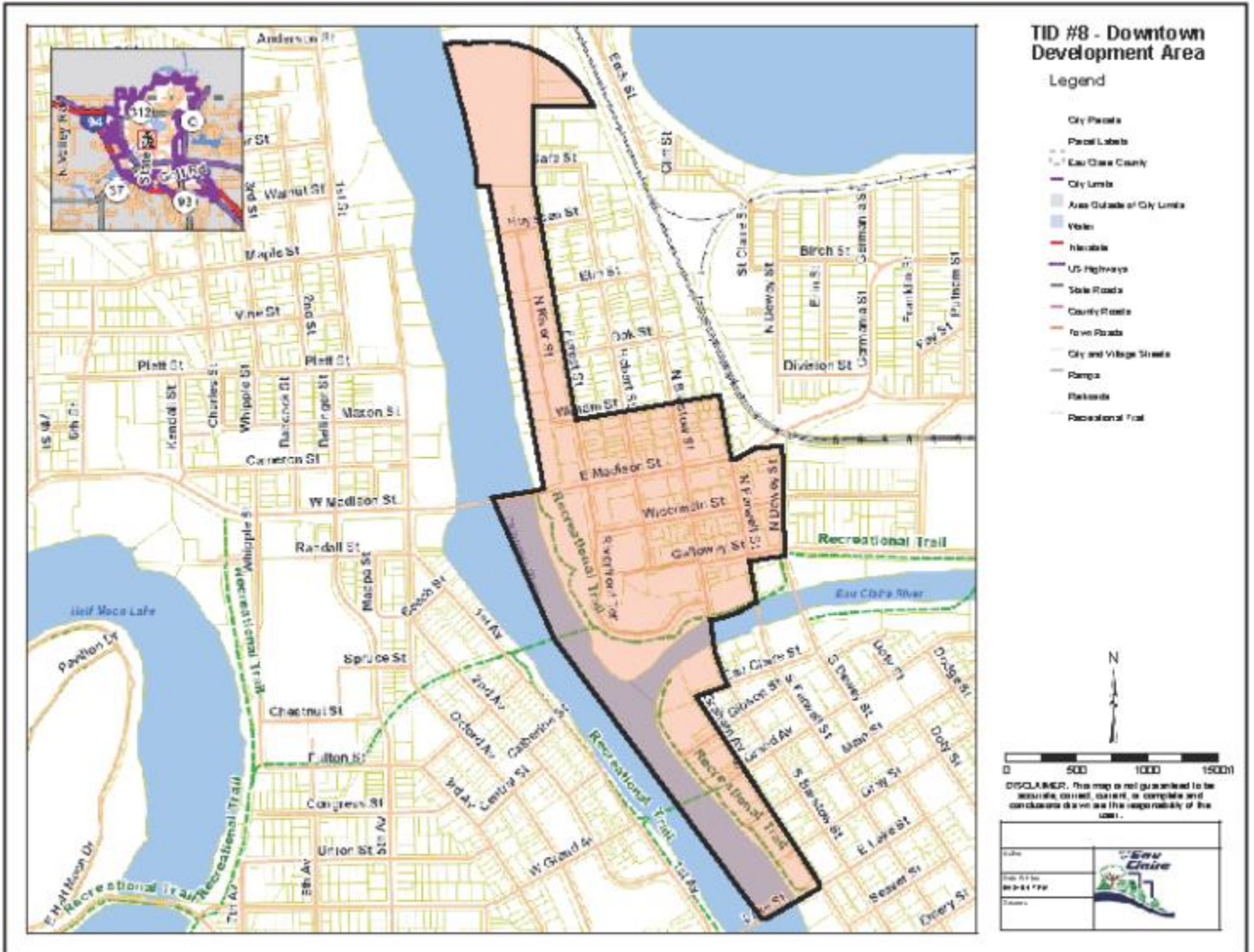


2022

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



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2022**





**Tax Incremental District Number Eight
 As of December 31, 2022**

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 2022

Expenditures totaled \$7,076,451 in 2022. Of the total, the City spent \$618,884 on developer incentives, \$6,076,578 on debt service payments, \$90,326 on debt issuance expenses, and \$290,663 for interest payments for interfund borrowing and administrative costs.

Current Year Expenditures

The current project plan anticipates expenditures in 2023 of \$1,620,630. All of these expenses will go towards paying long-term debt and administrative debt service on the TID.

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	\$70,176,037
Total Equalized Value	\$80,304,000
Percent Change	565%

City of Eau Claire															
Tax Incremental District #8															
Projection of Cash Flow															
Sources of Funds					Uses of Funds					Fund Balance					
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	Break-even?	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	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	1,247,602	220,211	-	6,065,000	7,532,813	618,884	-	6,076,578	90,476	290,513	7,076,451	456,362	\$ (981,600)	N	21 2022
22 2023	1,373,991	203,454	-	-	1,577,445	-	-	1,544,565	150	75,915	1,620,630	(43,186)	\$ (1,024,786)	N	22 2023
23 2024	1,390,162	210,019	-	-	1,600,181	-	-	1,547,133	150	63,782	1,611,065	(10,884)	\$ (1,035,670)	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	\$ (144,320)	N	24 2025
25 2026	1,716,679	245,839	-	-	1,962,518	-	-	2,098,246	150	12,670	2,111,066	(148,547)	\$ (292,868)	N	25 2026
26 2027	1,736,278	258,059	-	-	1,994,337	-	600,000	1,135,307	150	15,329	1,750,786	243,550	\$ (49,318)	N	26 2027
27 2028	1,756,072	266,035	-	-	2,022,107	-	600,000	1,145,161	-	886	1,746,047	276,060	\$ 226,742	N	27 2028
28 2029	1,775,147	288,131	-	-	2,063,278	-	750,000	1,065,957	-	-	1,815,957	247,321	\$ 474,063	N	28 2029
29 2030	1,794,412	297,222	-	-	2,091,634	-	1,288,700	1,094,672	-	-	2,383,372	(291,738)	\$ 182,325	N	29 2030
	\$ 26,874,499	\$ 6,062,575	\$ 3,238,700	\$ 37,825,000	\$ 72,622,674	\$ 25,909,069	\$ 3,238,700	\$ 43,350,678	420,596	\$ 518,268	\$ 72,148,611	\$ 182,325			

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

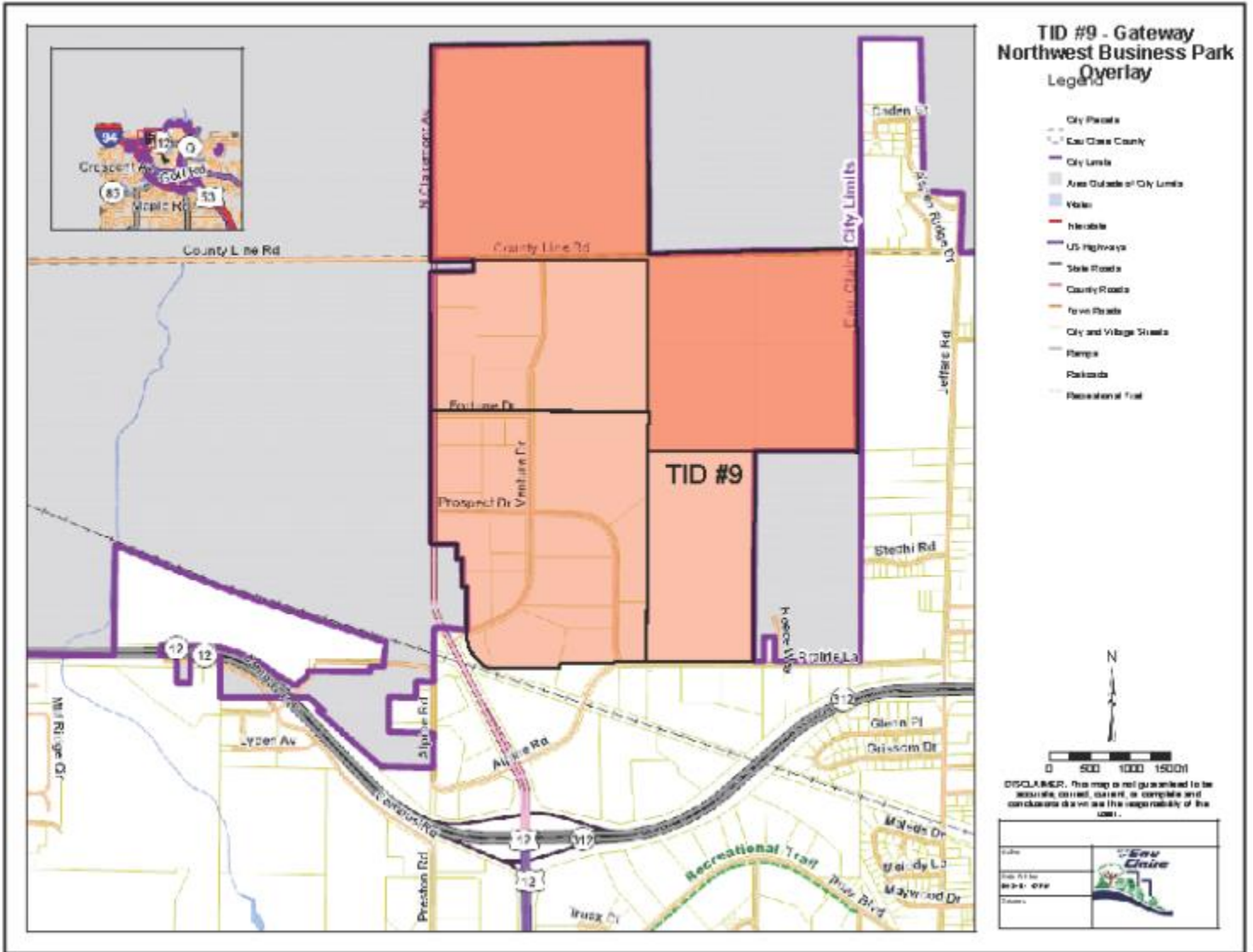


2022

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



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2022**





**Tax Incremental District Number Nine
 As of December 31, 2022**

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 2022

Expenditures totaled \$436,284 in 2022. Of this total, \$435,803 was spent on debt service payments while \$482 was spent on administrative charges.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$419,928, all of which will go towards paying off debt service and administrative costs associated with 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	\$17,856,349
Total Equalized Value	\$23,154,900
Percent Change	131%



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	334,646	24,361	-	359,007	-	435,803	482	-	436,284	(77,277)	\$ 2,099,771	N	15	2022
16	2023	314,007	3,061	-	317,069	-	419,778	150	-	419,928	(102,859)	\$ 1,996,912	N	16	2023
17	2024	319,105	3,061	-	322,166	-	374,353	150	-	374,503	(52,337)	\$ 1,944,576	N	17	2024
18	2025	324,253	3,061	-	327,314	1,328,200	374,303	150	-	1,702,653	(1,375,338)	\$ 569,237	N	18	2025
19	2026	329,453	3,061	-	332,514	-	373,953	150	-	374,103	(41,589)	\$ 527,649	N	19	2026
20	2027	378,667	3,061	-	381,729	-	373,303	150	-	373,453	8,276	\$ 535,925	N	20	2027
21	2028	384,411	3,061	-	387,472	-	370,986	150	-	371,136	16,336	\$ 552,261	Y	21	2028
22	2029	390,212	3,061	-	393,274	-	372,035	10,150	-	382,185	11,089	\$ 563,350	Y	22	2029
		\$ 3,846,990	\$ 316,915	\$ 3,220,000	\$ 7,383,904	\$ 3,219,944	\$ 3,538,207	\$ 62,403	\$ -	\$ 6,820,555	\$ 563,350				

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

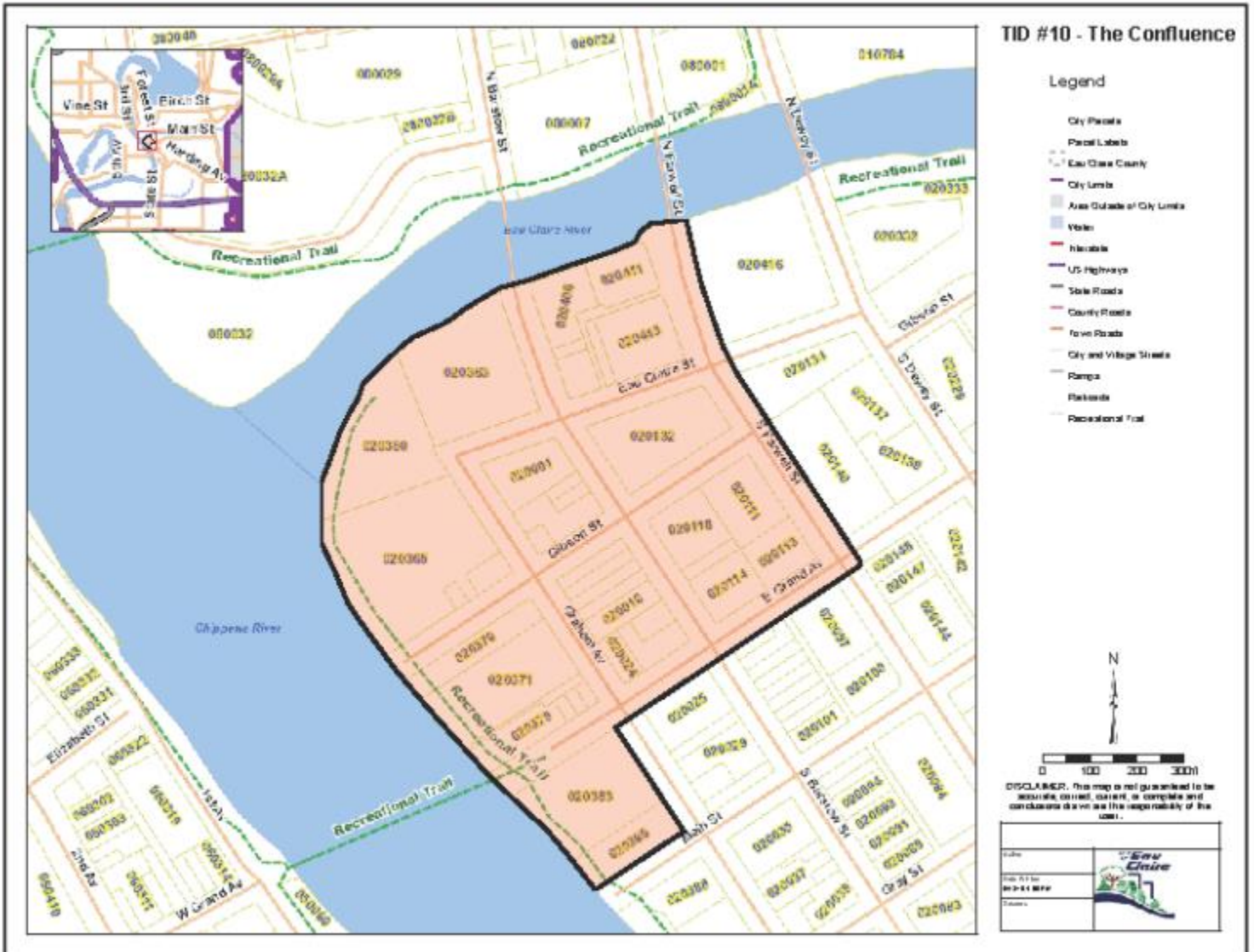


2022

TAX INCREMENTAL DISTRICT # 10
CONFLUENCE PROJECT



ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2022





**Tax Incremental District Number Ten
 As of December 31, 2022**

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 2022

Expenditures totaled \$2,374,825 in 2022. Of this total, \$2,346,653 was spent on debt service payments, and \$28,172 was spent on administrative and debt service charges.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$819,209 with \$805,995 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	\$30,359,663
Total Equalized Value	\$37,464,200
Percent Change	383%



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	568,198	6,603	1,730,000	2,304,801	-	2,346,653	28,172	-	2,374,825	(70,024)	\$ (350,883)	N	8	2022
9	2023	568,594	-	-	568,594	-	805,995	150	12,877	819,021	(250,427)	\$ (601,310)	N	9	2023
10	2024	576,115	-	-	576,115	-	791,504	150	20,389	812,044	(235,929)	\$ (837,239)	N	10	2024
11	2025	583,710	-	1,720,000	2,303,710	-	2,303,644	38,350	31,653	2,373,648	(69,938)	\$ (907,177)	N	11	2025
12	2026	591,381	-	2,205,000	2,796,381	-	2,811,459	43,200	34,101	2,888,760	(92,378)	\$ (999,555)	N	12	2026
13	2027	599,130	-	-	599,130	-	902,873	150	42,332	945,355	(346,226)	\$ (1,345,781)	N	13	2027
14	2028	606,955	-	-	606,955	-	880,167	150	56,181	936,498	(329,543)	\$ (1,675,324)	N	14	2028
15	2029	614,859	-	-	614,859	-	878,332	150	77,740	956,222	(341,362)	\$ (2,016,686)	N	15	2029
16	2030	622,842	-	-	622,842	-	881,189	150	93,101	974,440	(351,598)	\$ (2,368,284)	N	16	2030
17	2031	1,192,763	-	-	1,192,763	-	878,932	150	120,764	999,846	192,917	\$ (2,175,367)	N	17	2031
18	2032	1,206,525	-	-	1,206,525	-	876,635	150	111,118	987,903	218,622	\$ (1,956,745)	N	18	2032
19	2033	1,220,425	-	-	1,220,425	-	879,219	150	100,187	979,556	240,868	\$ (1,715,877)	N	19	2033
20	2034	1,234,463	-	-	1,234,463	300,000	1,111,670	150	88,144	1,499,964	(265,501)	\$ (1,981,377)	N	20	2034
21	2035	1,248,642	-	-	1,248,642	325,000	880,007	150	99,069	1,304,226	(55,584)	\$ (2,036,961)	N	21	2035
22	2036	1,262,963	-	-	1,262,963	350,000	662,472	150	101,848	1,114,470	148,493	\$ (1,888,468)	N	22	2036
23	2037	1,277,427	-	-	1,277,427	400,000	364,355	150	94,423	858,928	418,499	\$ (1,469,970)	N	23	2037
24	2038	1,292,035	-	-	1,292,035	450,000	303,178	150	73,498	826,826	465,209	\$ (1,004,761)	N	24	2038
25	2039	1,306,790	-	-	1,306,790	525,000	138,745	150	50,238	714,133	592,657	\$ (412,103)	N	25	2039
26	2040	1,321,692	-	-	1,321,692	600,000	138,585	150	20,605	759,341	562,352	\$ 150,248	Y	26	2040
27	2041	1,336,743	-	-	1,336,743	-	138,418	10,150	-	148,568	1,188,176	\$ 1,338,424	Y	27	2041
		\$ 22,064,700	\$ 268,871	\$ 15,485,000	\$ 37,818,571	\$ 12,897,430	\$ 22,153,685	\$ 200,762	\$ 1,228,270	\$ 36,480,147	\$ 1,338,424				

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

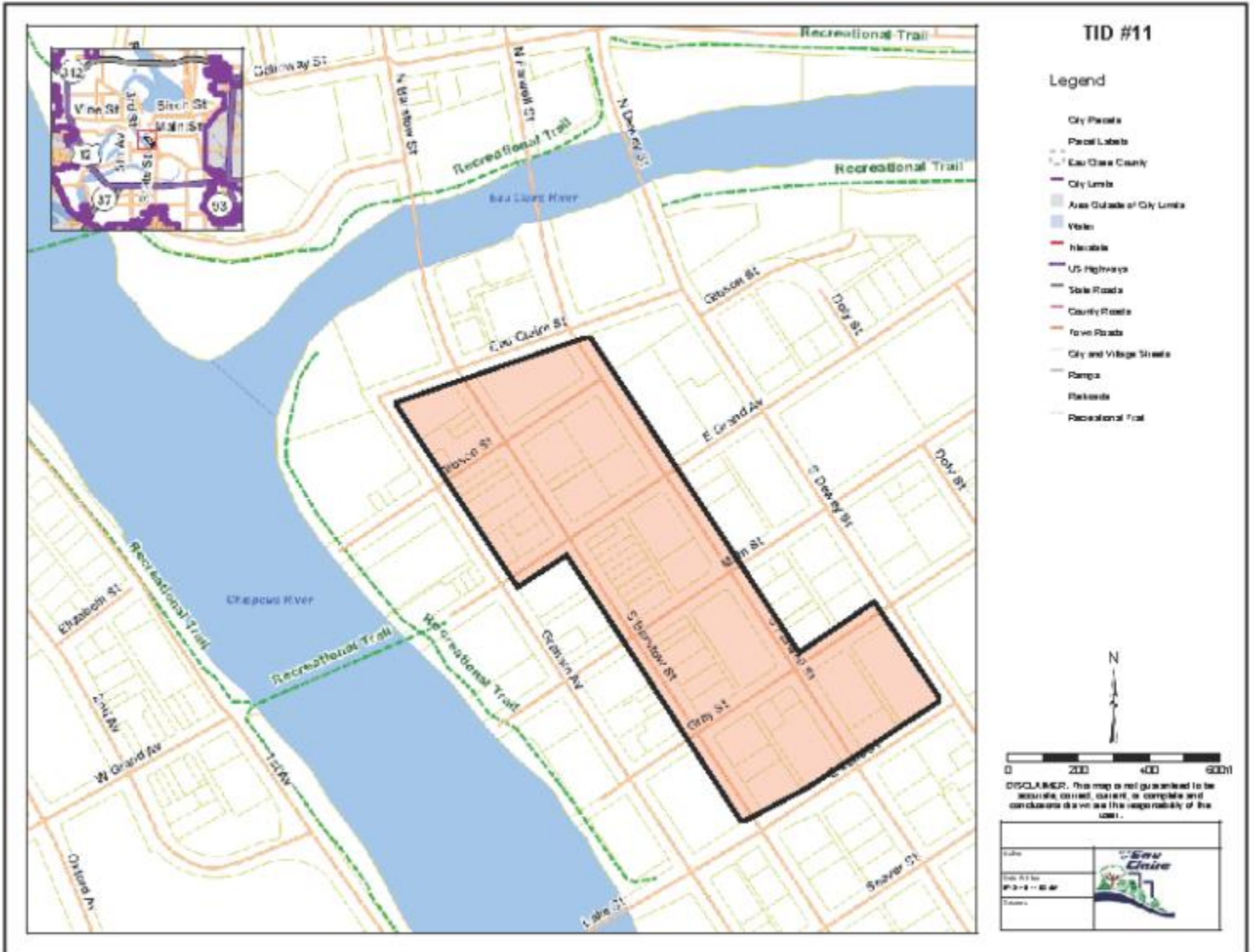


2022

**TAX INCREMENTAL DISTRICT # 11
DOWNTOWN**



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2022**





**Tax Incremental District Number Eleven
 As of December 31, 2022**

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 2022

Expenditures totaled \$6,198,887 in 2022. Of this total, \$6,112,715 was spent on project costs related to the transit transfer center, \$53,193 for debt service payments, and \$32,980 was spent on administrative charges.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$2,186,056, \$2,000,000 of which is projected to be used incentives towards project development at the transit transfer center.

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	\$15,352,410
Total Equalized Value	\$23,998,400
Percent Change	92%

City of Eau Claire														
Tax Incremental District #11														
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	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	330,675	93,112	2,845,000	3,268,788	6,112,715	53,193	32,980	-	6,198,887	(2,930,100)	(2,666,896)	N	8 2022	
9 2023	287,529	7,000,000	-	7,287,529	2,000,000	416,808	106,000	80,007	2,602,815	4,684,715	2,017,818	N	9 2023	
10 2024	293,518	5,000,000	-	5,293,518	5,000,000	350,218	150	-	5,350,368	(56,850)	1,960,969	N	10 2024	
11 2025	299,567	-	-	299,567	-	348,922	150	-	349,072	(49,505)	1,911,464	N	11 2025	
12 2026	305,676	-	-	305,676	-	347,620	150	-	347,770	(42,093)	1,869,371	N	12 2026	
13 2027	311,847	-	-	311,847	-	351,336	150	-	351,486	(39,640)	1,829,731	N	13 2027	
14 2028	318,079	-	-	318,079	-	350,358	150	-	350,508	(32,429)	1,797,302	N	14 2028	
15 2029	324,373	-	-	324,373	-	349,609	150	-	349,759	(25,385)	1,771,917	N	15 2029	
16 2030	330,731	-	-	330,731	-	348,756	150	-	348,906	(18,175)	1,753,742	N	16 2030	
17 2031	711,724	-	-	711,724	-	347,851	150	-	348,001	363,723	2,117,465	Y	17 2031	
18 2032	721,955	-	-	721,955	-	346,939	150	-	347,089	374,866	2,492,331	Y	18 2032	
19 2033	732,288	-	-	732,288	-	350,899	150	-	351,049	381,239	2,873,570	Y	19 2033	
20 2034	742,725	-	-	742,725	-	349,728	150	-	349,878	392,847	3,266,417	Y	20 2034	
21 2035	753,266	-	-	753,266	-	348,544	150	-	348,694	404,571	3,670,988	Y	21 2035	
22 2036	763,912	-	-	763,912	-	332,521	10,150	-	342,671	421,241	4,092,229	Y	22 2036	
	\$ 8,730,222	\$ 12,176,618	\$ 3,505,000	\$ 24,411,840	\$ 14,980,255	\$ 5,101,274	\$ 158,075	\$ 80,007	\$ 20,319,610	\$ 4,092,229				

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

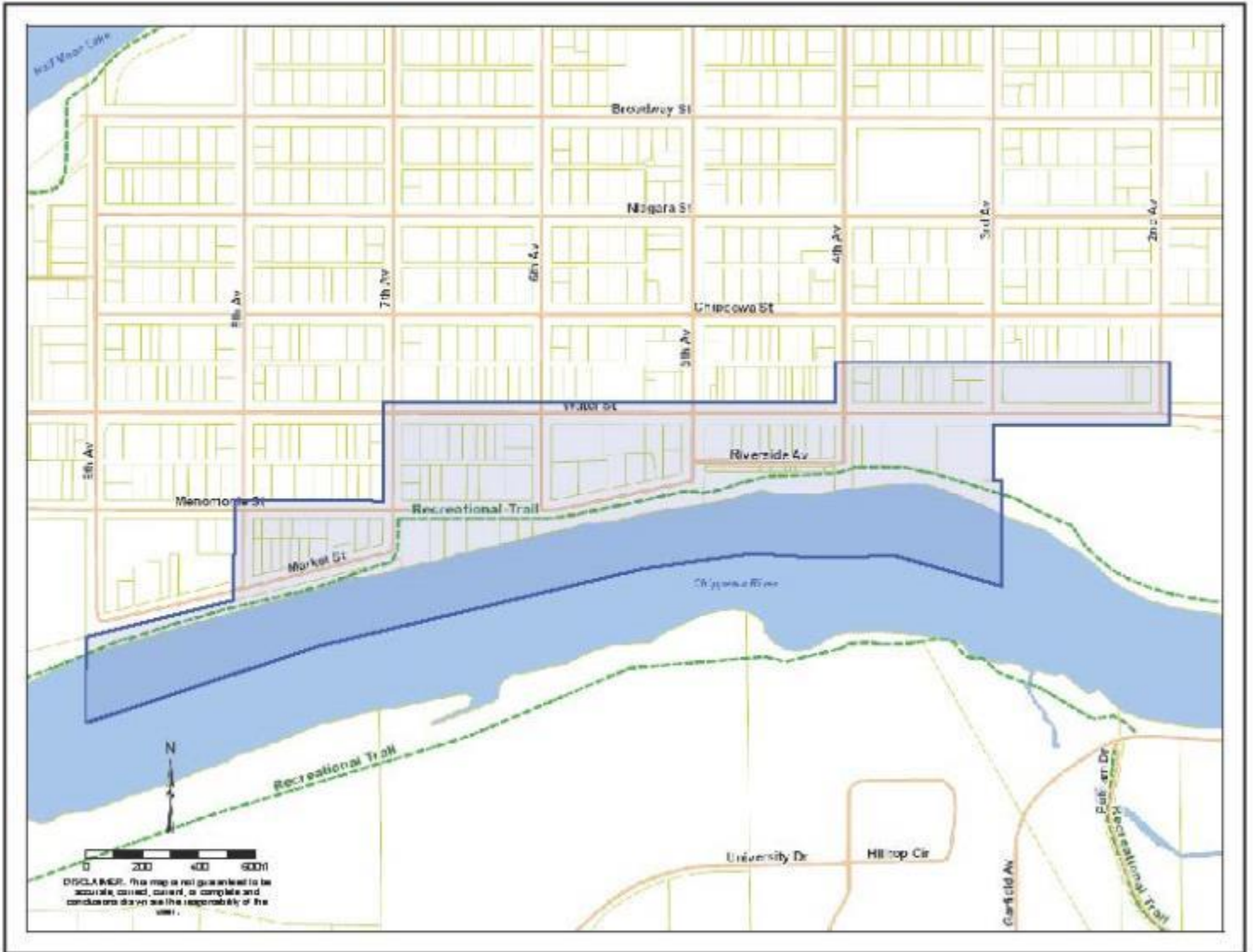


2022

**TAX INCREMENTAL DISTRICT # 12
WATER STREET**



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2022**





**Tax Incremental District Number Twelve
 As of December 31, 2022**

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 2022

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		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	-	45,691	-	45,691	-	150	-	150	45,541	653,559	N	5	2021
6	2022	52,503	51,601	-	104,104	-	150	-	150	103,954	757,513	N	6	2022
7	2023	446,209	30,000	-	476,209	-	150	-	150	476,059	1,233,572	N	7	2023
8	2024	454,844	-	-	454,844	-	150	-	150	454,694	1,688,267	N	8	2024
9	2025	463,566	-	-	463,566	1,500,000	150	-	1,500,150	(1,036,584)	651,683	N	9	2025
10	2026	472,375	-	-	472,375	2,400,000	150	-	2,400,150	(1,927,775)	(1,276,093)	N	10	2026
11	2027	481,271	-	-	481,271	-	150	47,853	48,003	433,268	(842,825)	N	11	2027
12	2028	490,257	-	-	490,257	-	150	33,713	33,863	456,394	(386,431)	N	12	2028
13	2029	724,076	-	-	724,076	-	150	15,457	15,607	708,469	322,038	N	13	2029
14	2030	735,490	-	-	735,490	-	150	-	150	735,340	1,057,378	N	14	2030
15	2031	747,018	-	-	747,018	900,000	150	-	900,150	(153,132)	904,245	N	15	2031
16	2032	758,661	-	-	758,661	900,000	150	-	900,150	(141,489)	762,756	N	16	2032
17	2033	770,420	-	-	770,420	900,000	150	-	900,150	(129,730)	633,027	N	17	2033
18	2034	782,298	-	-	782,298	800,000	150	-	800,150	(17,852)	615,174	Y	18	2034
19	2035	794,294	-	-	794,294	550,000	150	-	550,150	244,144	859,318	Y	19	2035
20	2036	806,410	-	-	806,410	-	10,150	-	10,150	796,260	1,655,577	Y	20	2036
		\$ 9,538,781	\$ 177,670	\$ -	\$ 9,716,451	\$ 7,950,000	\$ -	\$ 13,850	\$ 97,024	\$ 8,060,874	\$ 1,655,577			

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

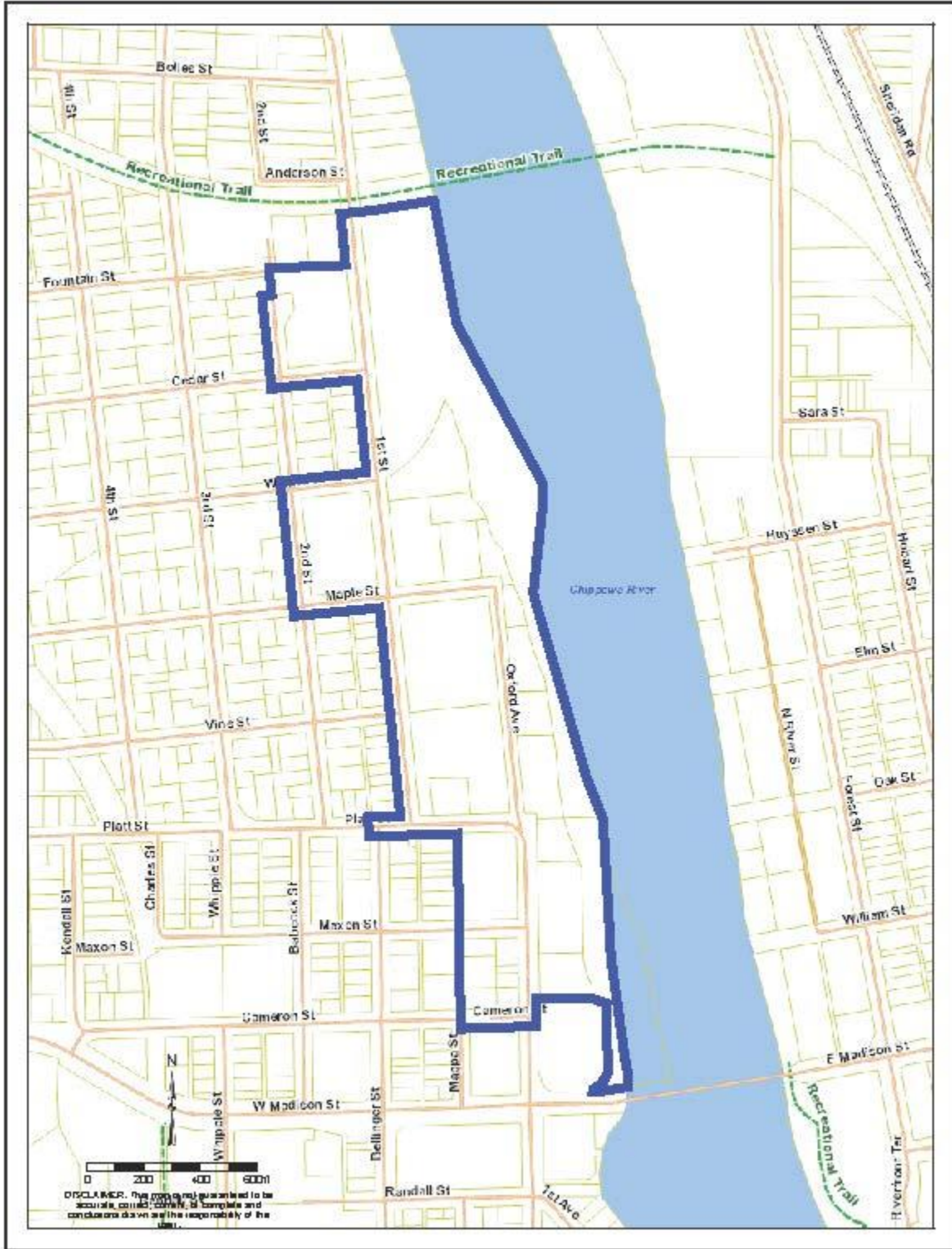


2022

**TAX INCREMENTAL DISTRICT # 13
CANNERY DISTRICT**



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2022**





**Tax Incremental District Number Thirteen
 As of December 31, 2022**

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 2022

Expenditures totaled \$634,864 in 2022. The City spent \$169,550 for the Cannery park development. The remaining expenses are \$7,192 was spent on administrative charges and \$458,121 on debt issuance costs.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$3,316,824, \$2,900,000 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	\$23,532,430
Total Equalized Value	\$13,548,300
Percent Change	447%



City of Eau Claire

Tax Incremental District #13
Projection of Cash Flow

Year	Sources of Funds			Uses of Funds					Fund Balance		Breakeven?	Year	
	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Interest on Interfund Borrowing	Total Uses	Annual			Cumulative
0 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	216,080	42,583	-	258,664	169,550	458,121	7,192	-	634,864	(376,200)	\$ 3,433,552	N	3 2022
4 2023	440,730	-	2,935,000	3,375,730	2,900,000	366,324	50,500	-	3,316,824	58,905	\$ 3,492,458	N	4 2023
5 2024	445,590	-	-	445,590	-	646,592	150	-	646,742	(201,152)	\$ 3,291,306	N	5 2024
6 2025	675,242	-	1,015,000	1,690,242	1,000,000	621,077	31,300	-	1,652,377	37,865	\$ 3,329,171	N	6 2025
7 2026	682,448	-	-	682,448	-	735,958	150	-	736,108	(53,660)	\$ 3,275,510	N	7 2026
8 2027	914,468	-	1,015,000	1,929,468	1,000,000	722,629	31,300	-	1,753,929	175,540	\$ 3,451,050	N	8 2027
9 2028	924,066	-	-	924,066	-	856,240	150	-	856,390	67,676	\$ 3,518,726	N	9 2028
10 2029	1,158,503	-	-	1,158,503	-	847,831	150	-	847,981	310,522	\$ 3,829,248	N	10 2029
11 2030	1,170,541	-	-	1,170,541	-	844,009	150	-	844,159	326,382	\$ 4,155,631	N	11 2030
12 2031	1,182,699	-	-	1,182,699	-	845,056	150	-	845,206	337,494	\$ 4,493,124	N	12 2031
13 2032	1,194,979	-	-	1,194,979	-	841,031	150	-	841,181	353,798	\$ 4,846,923	N	13 2032
14 2033	1,207,382	-	-	1,207,382	-	841,873	150	-	842,023	365,359	\$ 5,212,282	Y	14 2033
15 2034	1,219,909	-	-	1,219,909	-	837,581	150	-	837,731	382,178	\$ 5,594,460	Y	15 2034
16 2035	1,232,561	-	-	1,232,561	-	838,214	150	-	838,364	394,198	\$ 5,988,657	Y	16 2035
17 2036	1,245,340	-	-	1,245,340	-	838,639	150	-	838,789	406,550	\$ 6,395,208	Y	17 2036
18 2037	1,258,246	-	-	1,258,246	-	838,855	150	-	839,005	419,242	\$ 6,814,449	Y	18 2037
19 2038	1,271,282	-	-	1,271,282	-	838,938	150	-	839,088	432,194	\$ 7,246,643	Y	19 2038
20 2039	1,284,447	-	-	1,284,447	-	838,890	10,150	-	849,040	435,407	\$ 7,682,051	Y	20 2039
	\$17,814,289	\$ 257,437	\$ 10,645,000	\$28,716,725	\$ 6,890,591	\$ 13,955,493	\$ 188,590	\$ -	\$21,034,675	\$ 7,682,051			

NOTES:

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



2022

**TAX INCREMENTAL DISTRICT # 14
MENOMONIE STREET**



**ANNUAL REPORT
CITY OF EAU CLAIRE
12/31/2022**





**Tax Incremental District Number Fourteen
 As of December 31, 2022**

Introduction

In 2021, the City Council approved the creation of TID # 14. The purpose of TID # 14 is to promote and expand mixed-use development in the Menomonie Street 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 2022

Expenditures totaled \$1,054,134 in 2022. The City spent \$3,956 for the Trail improvements, and \$1,000,000 on developer incentives. The remaining expenses are \$150 was spent on administrative charges and \$50,027 on debt issuance costs.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$3,591,284, \$3,100,000 of which is projected to be used for project expenses, and \$437,751 on debt service

TID #14 STATUS REPORT	
Name	Menomonie Street
Type	Mixed Use
Effective Date	1/1/2021
Original Project Costs	\$10,986,583
Amendment #1 Date	N/A
Amendment #1 Type	N/A
End of Construction	4/01/2036
Termination Date	4/01/2040

TID #14 EQUALIZED VALUE	
Base	\$1,935,400
Increment	\$18,512,600
Total Equalized Value	\$15,082,300
Percent Change	779%

City of Eau Claire
Tax Increment Financing Annual Report



City of Eau Claire															
Tax Incremental District #14 - Menomonie Street															
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	2021	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ (1,000)	\$ (1,000)	N	0	2021
1	2022	-	96,668	4,470,000	4,566,668	1,003,956	-	50,178	-	1,054,134	3,512,534	\$ 3,511,534	N	1	2022
2	2023	-	-	4,520,000	4,520,000	3,100,000	424,934	66,350	-	3,591,284	928,716	\$ 4,440,250	N	2	2023
3	2024	464,470	-	-	464,470	2,400,000	829,106	150	-	3,229,256	(2,764,786)	\$ 1,675,463	N	3	2024
4	2025	562,757	-	-	562,757	-	789,095	150	-	789,245	(226,488)	\$ 1,448,976	N	4	2025
5	2026	662,028	-	-	662,028	-	788,610	150	-	788,760	(126,732)	\$ 1,322,244	N	5	2026
6	2027	668,648	-	-	668,648	-	788,099	150	-	788,249	(119,601)	\$ 1,202,643	N	6	2027
7	2028	675,335	-	-	675,335	-	787,562	150	-	787,712	(112,377)	\$ 1,090,266	N	7	2028
8	2029	682,088	-	-	682,088	-	786,996	150	-	787,146	(105,058)	\$ 985,208	N	8	2029
9	2030	688,909	-	-	688,909	-	786,401	150	-	786,551	(97,642)	\$ 887,566	N	9	2030
10	2031	695,798	-	-	695,798	-	785,774	150	-	785,924	(90,126)	\$ 797,440	N	10	2031
11	2032	702,756	-	-	702,756	-	785,114	150	-	785,264	(82,508)	\$ 714,932	N	11	2032
12	2033	709,784	-	-	709,784	-	784,420	150	-	784,570	(74,787)	\$ 640,145	N	12	2033
13	2034	716,881	-	-	716,881	-	783,689	150	-	783,839	(66,958)	\$ 573,187	N	13	2034
14	2035	724,050	-	-	724,050	-	782,921	150	-	783,071	(59,020)	\$ 514,167	N	14	2035
15	2036	731,291	-	-	731,291	-	782,111	150	-	782,261	(50,970)	\$ 463,196	N	15	2036
16	2037	738,604	-	-	738,604	-	781,259	150	-	781,409	(42,806)	\$ 420,391	N	16	2037
17	2038	745,990	-	-	745,990	-	780,363	150	-	780,513	(34,523)	\$ 385,867	N	17	2038
18	2039	753,449	-	-	753,449	-	779,419	150	-	779,569	(26,120)	\$ 359,748	N	18	2039
19	2040	760,984	-	-	760,984	-	778,426	150	-	778,576	(17,592)	\$ 342,156	Y	19	2040
20	2041	768,594	-	-	768,594	-	10,150	-	-	10,150	758,444	\$ 1,100,600	Y	20	2041
		\$12,452,415	\$ 96,668	\$ 8,990,000	\$21,539,082	\$ 6,503,956	\$ 13,804,299	\$ 130,228	\$ -	\$20,438,483	\$ 1,100,600				

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

