



CITY OF
**EAU
CLAIRE**

2023 Combined TID Reports

TID's 8, 9, 10, 11, 12, 13, 14, 15
Annual Report 12/31/2023

PREPARED BY THE
CITY OF EAU CLAIRE
FINANCE DEPARTMENT

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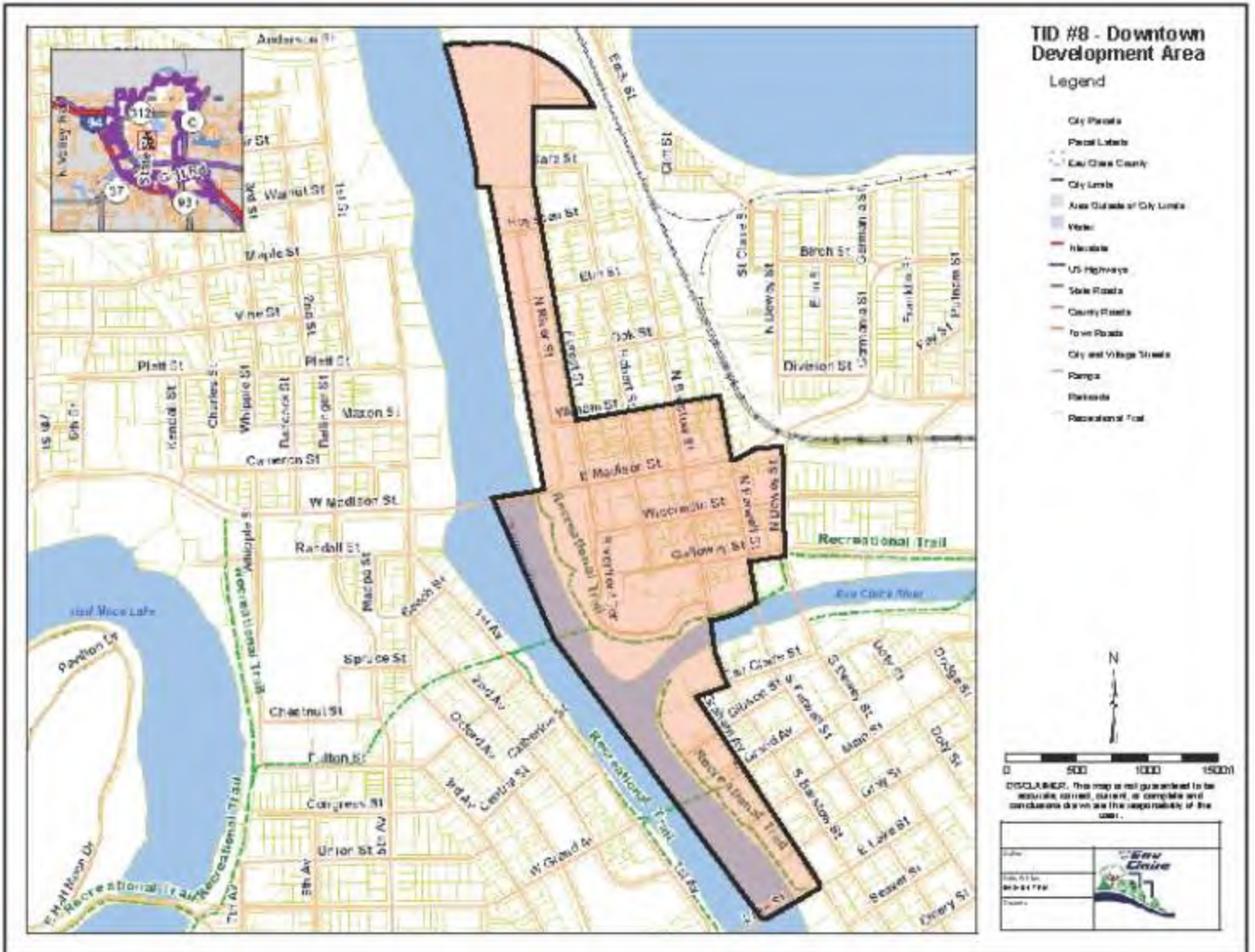


CITY OF
**EAU
CLAIRE**

Tax Incremental District #8 Downtown Development Area

Annual Report
12/31/2023







**Tax Incremental District Number Eight
 As of December 31, 2023**

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 2023

Expenditures totaled \$2,900,971 in 2023. Of the total, the City spent \$1,033,106 on developer incentives, \$1,500,000 on debt service payments, \$4,446 on debt issuance expenses, and \$363,419 for interest payments for interfund borrowing and administrative costs.

Current Year Expenditures

The current project plan anticipates expenditures in 2024 of \$3,761,242. Of this total \$2,000,000 is expected for developer agreements, \$1,751,772 on long-term debt, and \$9,470 in administrative and other costs.

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	\$103,132,200
Total Equalized Value	\$115,550,600
Percent Change	830%

City of Eau Claire															
Tax Incremental District #8 Projection of Cash Flow															
Sources of Funds						Uses of Funds						Fund Balance		Breakeven?	Year
Year	Tax Increments	Other	Advances	Long-Term Debt	Total Sources	Project Costs	Repayment of Advances	Debt Service	Admin. & Other	Interest on Interfund Borrowing	Total Uses	Annual	Cumulative		
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	-	6,367,091	90,476	-	7,076,451	456,362	\$ (981,600)	N 21 2022	
22 2023	1,415,596	245,748	-	1,120,000	2,781,344	1,033,106	-	1,850,703	17,162	-	2,900,971	(119,627)	\$ (1,101,227)	N 22 2023	
23 2024	1,722,300	245,748	259,334	-	2,227,383	2,000,000	-	1,751,772	9,470	-	3,761,242	(1,533,859)	\$ (2,635,086)	N 23 2024	
24 2025	1,839,723	245,748	434,471	-	2,519,942	4,300,000	-	1,104,905	9,470	-	5,414,375	(2,894,433)	\$ (5,529,519)	N 24 2025	
25 2026	2,075,219	245,748	878,257	-	3,199,224	-	-	1,911,911	9,470	-	1,921,381	1,277,843	\$ (4,251,676)	N 25 2026	
26 2027	2,095,971	245,748	-	-	2,341,720	-	933,500	\$ 964,485	9,470	-	1,907,455	434,265	\$ (3,817,411)	N 26 2027	
27 2028	2,250,531	245,748	-	-	2,496,279	-	933,500	\$ 966,438	9,470	-	1,909,408	586,871	\$ (3,230,540)	N 27 2028	
28 2029	2,477,832	245,748	-	-	2,723,580	-	933,500	\$ 971,905	9,470	-	1,914,875	808,705	\$ (2,421,835)	N 28 2029	
29 2030	2,502,610	245,748	-	-	2,748,358	-	933,500	\$ 971,048	9,470	-	1,914,018	834,341	\$ (1,587,494)	N 29 2030	
30 2031	2,527,636	245,748	-	-	2,773,385	-	933,500	\$ 890,088	9,470	-	1,833,058	940,327	\$ (647,167)	N 30 2031	
31 2032	2,552,913	245,748	-	-	2,798,661	-	933,500	\$ 854,704	9,470	-	1,797,674	1,000,987	\$ 353,820	N 31 2032	
32 2033	2,578,442	245,748	-	-	2,824,190	-	1,266,232	\$ 1,722,970	9,470	-	2,998,672	(174,482)	\$ 179,338	N 32 2033	
	\$ 39,758,449	\$ 7,069,954	\$ 4,810,762	\$ 34,240,000	\$ 84,501,066	\$ 33,242,174	\$ 6,867,232	\$ 43,748,763	463,558	\$ -	\$ 84,321,728	\$ 179,338			

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

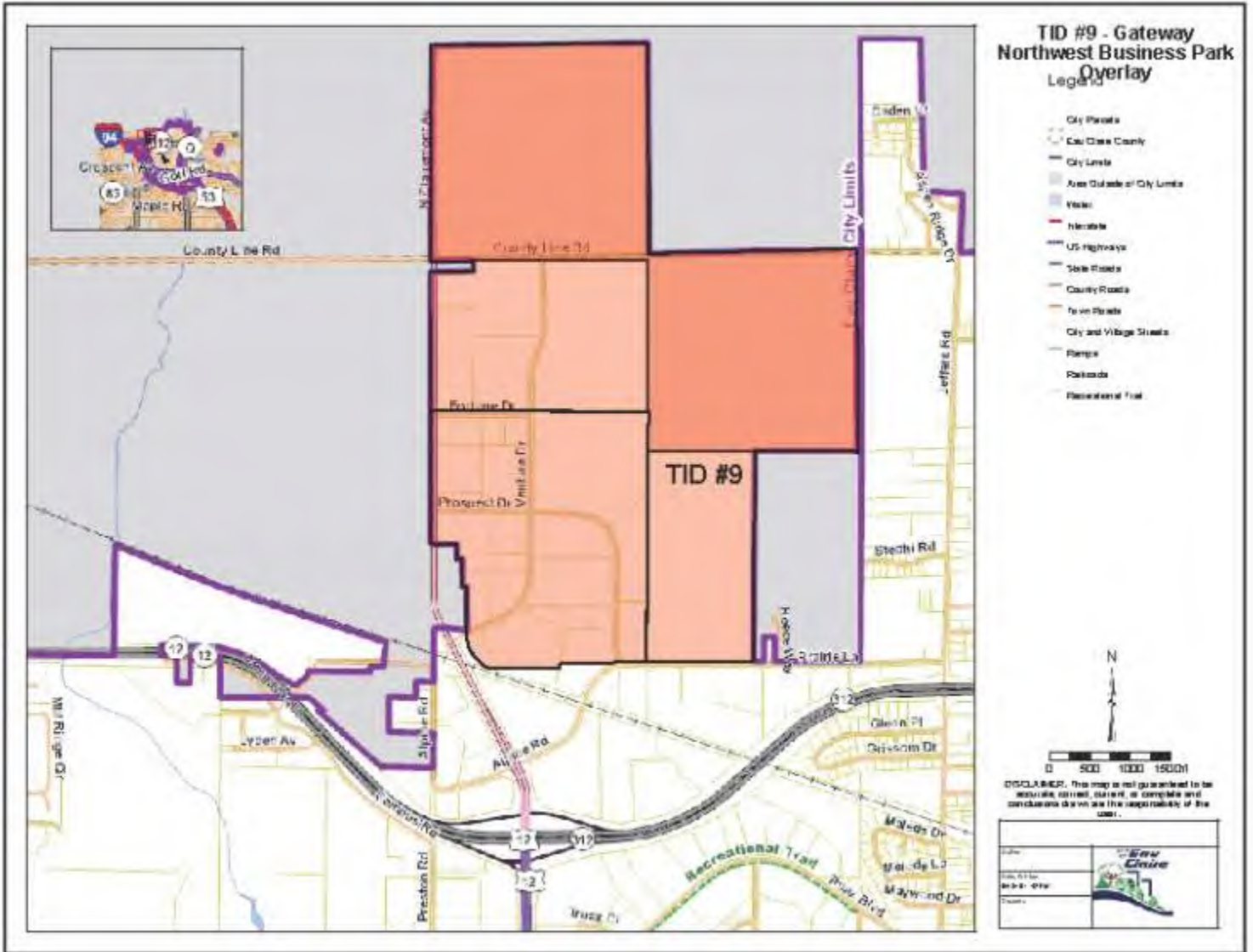


CITY OF
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Tax Incremental District #9 Business Park Overlay

Annual Report
12/31/2023







**Tax Incremental District Number Nine
 As of December 31, 2023**

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 2023

Expenditures totaled \$438,753 in 2023. Of this total, \$419,778 was spent on debt service payments, \$12,566 on debt issuance expenses, and \$6,409 on administrative charges.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$2,133,823, of which \$1,750,000 is for project costs, \$374,353 is for debt service payments, and \$9,470 anticipated for administrative and other costs.

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	\$28,936,900
Total Equalized Value	\$42,586,100
Percent Change	212%



City of Eau Claire													
Tax Incremental District #9													
Projection of Cash Flow													
Sources of Funds					Uses of Funds					Fund Balance		Break-even?	Year
Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Interest on Interfund Borrowing	Total Uses	Annual	Cumulative		
1 2008	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ (1,000)	\$ (1,000)	N	1 2008
2 2009	-	-	-	-	-	-	-	-	-	-	\$ (1,000)	N	2 2009
3 2010	49,579	138	-	49,717	-	-	150	-	150	49,567	\$ 48,567	N	3 2010
4 2011	120,195	289	-	120,484	-	-	150	-	150	120,334	\$ 168,901	N	4 2011
5 2012	55,084	806	-	55,890	-	-	150	-	150	55,740	\$ 224,641	N	5 2012
6 2013	52,856	892	-	53,748	-	-	150	-	150	53,598	\$ 278,239	N	6 2013
7 2014	8,432	1,283	-	9,715	-	-	150	-	150	9,565	\$ 287,804	N	7 2014
8 2015	3,888	517	-	4,405	-	-	150	-	150	4,255	\$ 292,059	N	8 2015
9 2016	33,246	1,519	-	34,765	-	-	150	-	150	34,615	\$ 326,674	N	9 2016
10 2017	53,619	4,636	-	58,255	-	-	150	-	150	58,105	\$ 384,779	N	10 2017
11 2018	70,881	7,412	-	78,293	-	-	150	-	150	78,143	\$ 462,921	N	11 2018
12 2019	68,370	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	-	388,702	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	408,174	76,889	1,505,000	1,990,063	-	419,778	18,975	-	438,753	1,551,311	\$ 3,651,081	N	16 2023
17 2024	483,244	3,061	-	486,305	1,750,000	374,353	9,470	-	2,133,823	(1,647,517)	\$ 2,003,564	N	17 2024
18 2025	487,920	3,061	-	490,981	1,083,256	374,303	9,470	-	1,467,028	(976,047)	\$ 1,027,517	N	18 2025
19 2026	492,799	3,061	-	495,860	-	373,953	9,470	-	383,423	112,438	\$ 1,139,955	N	19 2026
20 2027	539,477	3,061	-	542,538	-	373,303	9,470	-	382,773	159,765	\$ 1,299,720	Y	20 2027
21 2028	544,871	3,061	-	547,933	-	370,986	9,470	-	380,456	167,476	\$ 1,467,197	Y	21 2028
22 2029	550,320	3,061	-	553,381	-	372,035	19,470	-	391,505	161,876	\$ 1,629,073	Y	22 2029
	\$ 4,913,686	\$ 390,742	\$ 4,725,000	\$ 10,029,428	\$ 4,725,000	\$ 3,538,207	\$ 137,148	\$ -	\$ 8,400,355	\$ 1,629,073			

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

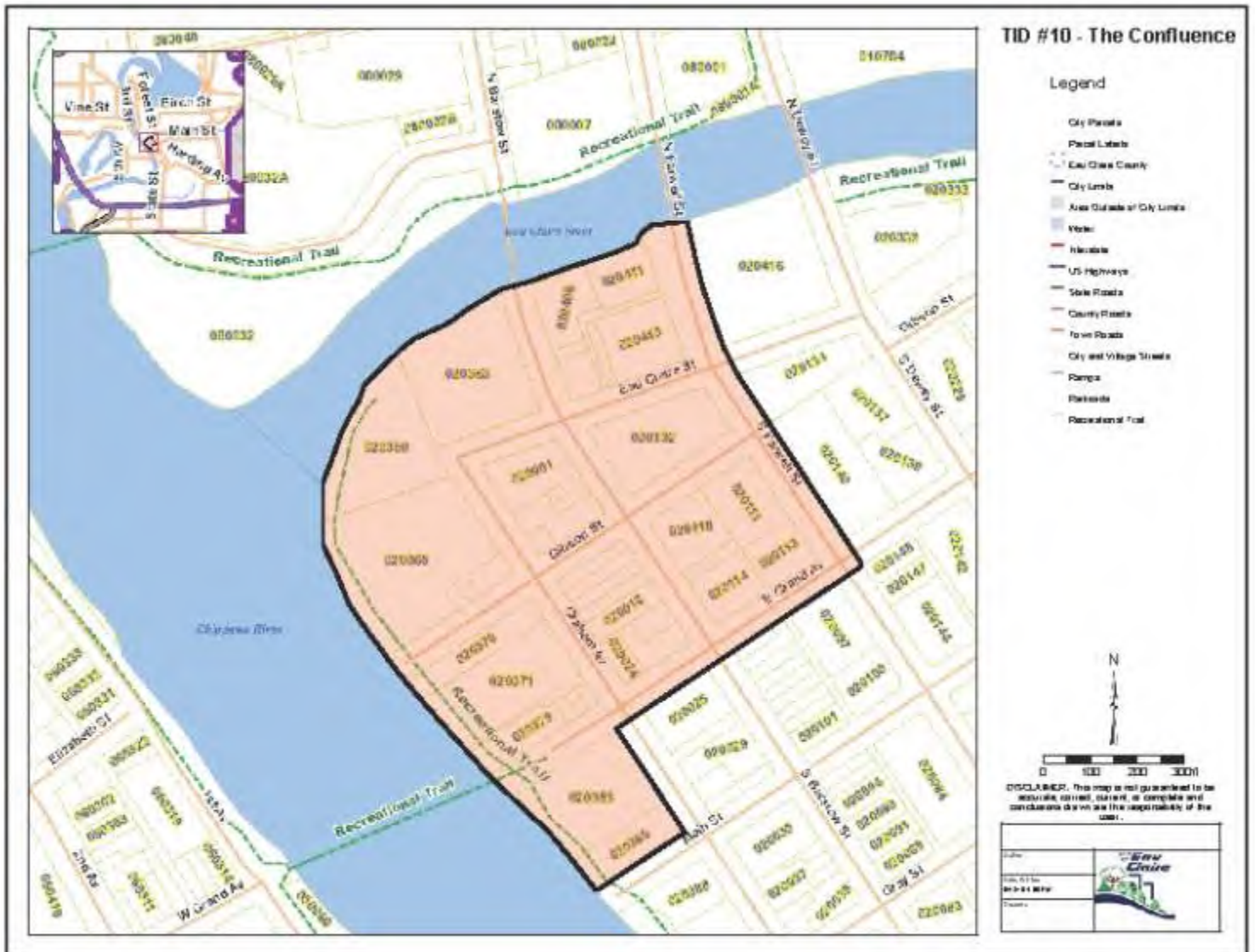


CITY OF
**EAU
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Tax Incremental District #10 Confluence Project

Annual Report
12/31/2023







**Tax Incremental District Number Ten
 As of December 31, 2023**

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 2023

Expenditures totaled \$675,859 in 2023. Of this total, \$669,398 was spent on debt service payments, and \$6,461 was spent on administrative and debt service charges.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$680,855. Of this total \$671,385 is expected for debt service payments, and \$9,470 for administrative and other expenses.

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	\$37,464,200
Total Equalized Value	\$47,258,400
Percent Change	383%

City of Eau Claire
Tax Increment Financing Annual Report



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	Repayment of Advances	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	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)	\$ (350,884)	N	8	2022
9	2023	660,418	6,665	-	667,083	-	-	669,398	6,461	-	675,859	(8,776)	\$ (359,659)	N	9	2023
10	2024	662,473	6,401	-	668,874	-	-	671,385	9,470	-	680,855	(11,981)	\$ (371,641)	N	10	2024
11	2025	668,860	6,401	1,720,000	2,395,261	-	-	577,885	47,670	-	625,555	1,769,706	\$ 1,398,066	N	11	2025
12	2026	675,549	6,401	2,205,000	2,886,950	-	-	2,992,460	52,520	-	3,044,980	(158,030)	\$ 1,240,036	N	12	2026
13	2027	682,304	6,401	-	688,705	-	-	780,846	9,470	-	790,316	(101,611)	\$ 1,138,425	N	13	2027
14	2028	689,128	6,401	-	695,529	-	-	786,528	9,470	-	795,998	(100,470)	\$ 1,037,955	N	14	2028
15	2029	696,019	6,401	-	702,420	-	-	786,713	9,470	-	796,183	(93,763)	\$ 944,193	N	15	2029
16	2030	702,979	6,401	-	709,380	-	-	781,443	9,470	-	790,913	(81,533)	\$ 862,660	N	16	2030
17	2031	710,009	6,401	-	716,410	-	-	785,048	9,470	-	794,518	(78,108)	\$ 784,552	N	17	2031
18	2032	717,109	6,401	-	723,510	-	581,766	782,253	9,470	-	1,373,489	(649,979)	\$ 134,574	N	18	2032
19	2033	724,280	6,401	-	730,681	-	-	787,874	9,470	-	797,344	(66,663)	\$ 67,911	N	19	2033
20	2034	731,523	6,401	-	737,924	300,000	-	791,629	9,470	-	1,101,099	(363,175)	\$ (295,264)	N	20	2034
21	2035	738,838	6,401	-	745,239	325,000	-	788,708	9,470	14,763	1,137,941	(392,702)	\$ (687,966)	N	21	2035
22	2036	746,226	6,401	-	752,627	350,000	-	789,031	9,470	34,398	1,182,900	(430,272)	\$ (1,118,238)	N	22	2036
23	2037	753,689	6,401	-	760,090	400,000	-	787,324	9,470	55,912	1,252,706	(492,616)	\$ (1,610,854)	N	23	2037
24	2038	761,225	6,401	-	767,626	450,000	-	729,456	9,470	80,543	1,269,469	(501,842)	\$ (2,112,696)	N	24	2038
25	2039	768,838	6,401	-	775,239	525,000	-	563,410	9,470	105,635	1,203,515	(428,276)	\$ (2,540,973)	N	25	2039
26	2040	776,526	(1,287)	-	775,239	600,000	-	563,310	9,470	127,049	1,299,829	(524,590)	\$ (3,065,562)	N	26	2040
27	2041	784,291	(9,053)	-	775,239	-	-	323,881	19,470	153,278	496,629	278,609	\$ (2,786,953)	N	27	2041
		\$ 17,050,930	\$ 367,612	\$ 15,485,000	\$ 32,903,542	\$ 12,897,430	\$ 581,766	\$ 21,264,888	\$ 374,833	\$ 571,578	\$ 35,690,495	\$ (2,786,953)				

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

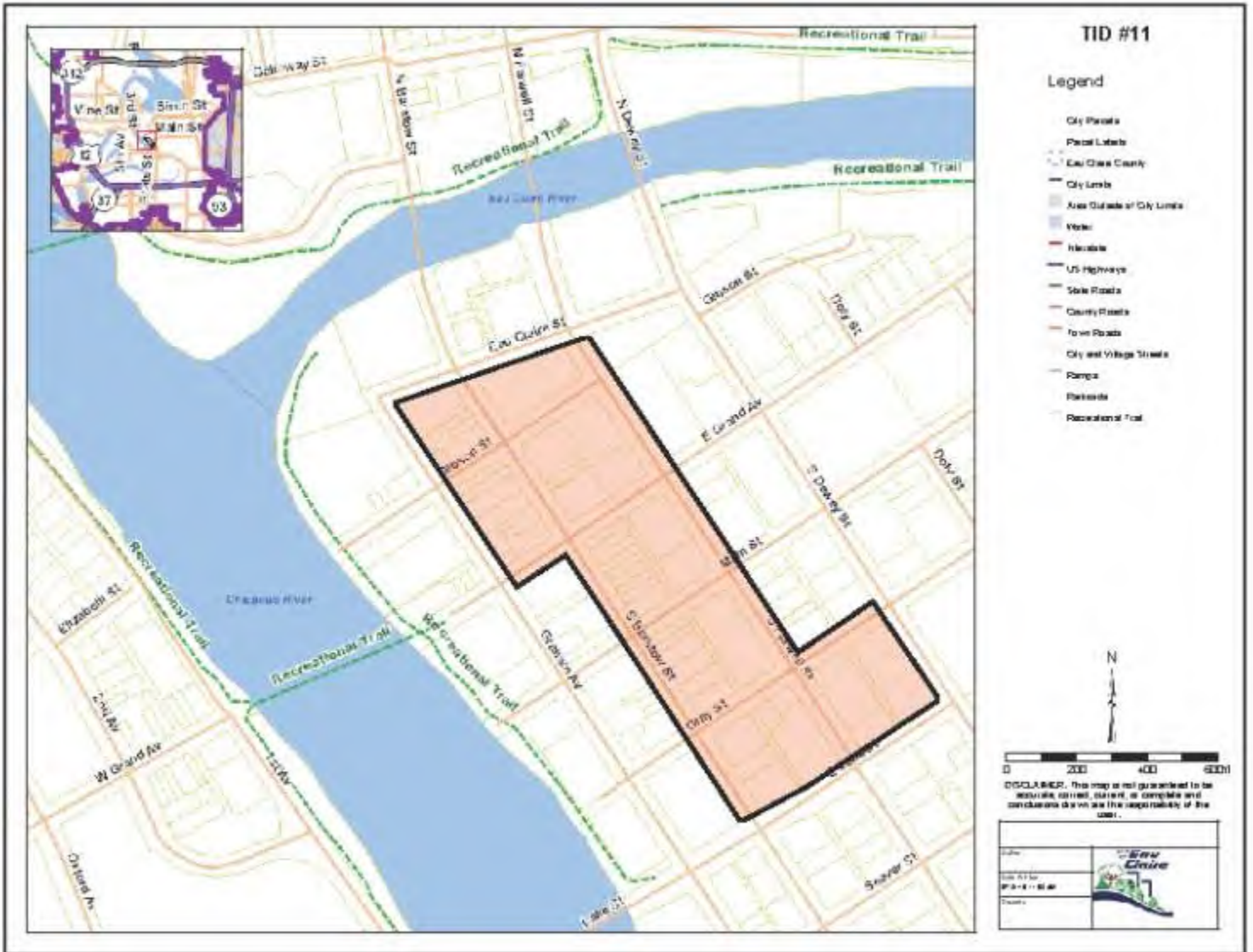


CITY OF
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CLAIRE**

Tax Incremental District #11 Downtown

Annual Report
12/31/2023







**Tax Incremental District Number Eleven
 As of December 31, 2023**

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 2023

Expenditures totaled \$3,424,911 in 2023. Of this total, \$2,999,290 was spent on project costs, \$374,075 for debt service payments, and \$51,546 was spent on administrative charges.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$3,158,611. Of this total, \$198,918 is projected for repayment of advances, \$2,000,000 in developer agreements, \$903,618 for debt service payments, and \$56,075 for administrative charges.

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	\$23,998,400
Total Equalized Value	\$40,623,600
Percent Change	144%

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	Repayment of Advances	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	3,268,787	6,112,715	-	53,193	32,980	-	6,198,887	(2,930,100)	(2,666,897)	N	8 2022
9 2023	423,043	10,898	7,460,000	7,893,941	2,999,290	-	374,075	51,546	-	3,424,911	4,469,030	1,802,133	N	9 2023
10 2024	564,224	5,000,000	-	5,564,224	2,000,000	198,918	903,618	56,075	-	3,158,611	2,405,613	4,207,746	N	10 2024
11 2025	569,647	211,449	-	781,096	3,000,000	196,585	905,732	56,075	-	4,158,392	(3,377,296)	830,451	N	11 2025
12 2026	575,344	211,449	-	786,793	-	206,885	895,432	9,470	-	1,111,787	(324,994)	505,457	N	12 2026
13 2027	581,097	211,449	-	792,546	-	201,535	900,782	9,470	-	1,111,787	(319,241)	186,216	N	13 2027
14 2028	586,908	211,449	-	798,357	-	200,447	901,870	9,470	-	1,111,787	(313,430)	(127,213)	N	14 2028
15 2029	592,777	211,449	-	804,226	-	205,350	896,967	9,470	-	1,111,787	(307,561)	(434,774)	N	15 2029
16 2030	598,705	211,449	-	810,154	-	201,727	900,590	9,470	-	1,111,787	(301,633)	(736,407)	N	16 2030
17 2031	938,691	211,449	-	1,150,140	-	542,626	893,690	9,470	-	1,445,786	(295,646)	(1,032,052)	N	17 2031
18 2032	948,077	211,449	-	1,159,527	-	397,301	891,410	9,470	-	1,298,181	(138,654)	(1,170,707)	N	18 2032
19 2033	957,558	211,449	-	1,169,008	-	-	898,893	9,470	-	908,363	260,644	(910,062)	N	19 2033
20 2034	967,134	211,449	-	1,178,583	-	-	895,551	9,470	-	905,021	273,562	(636,500)	N	20 2034
21 2035	976,805	211,449	-	1,188,254	-	-	891,667	9,470	-	901,137	287,117	(349,383)	N	21 2035
22 2036	986,573	211,449	-	1,198,022	-	-	829,170	19,470	-	848,640	349,383	0	N	22 2036
	\$12,099,614	\$ 7,724,907	\$ 10,965,000	\$ 30,789,521	\$ 15,979,545		\$ 12,140,610	\$ 317,991	\$ -	\$ 30,789,521	\$ 0			

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

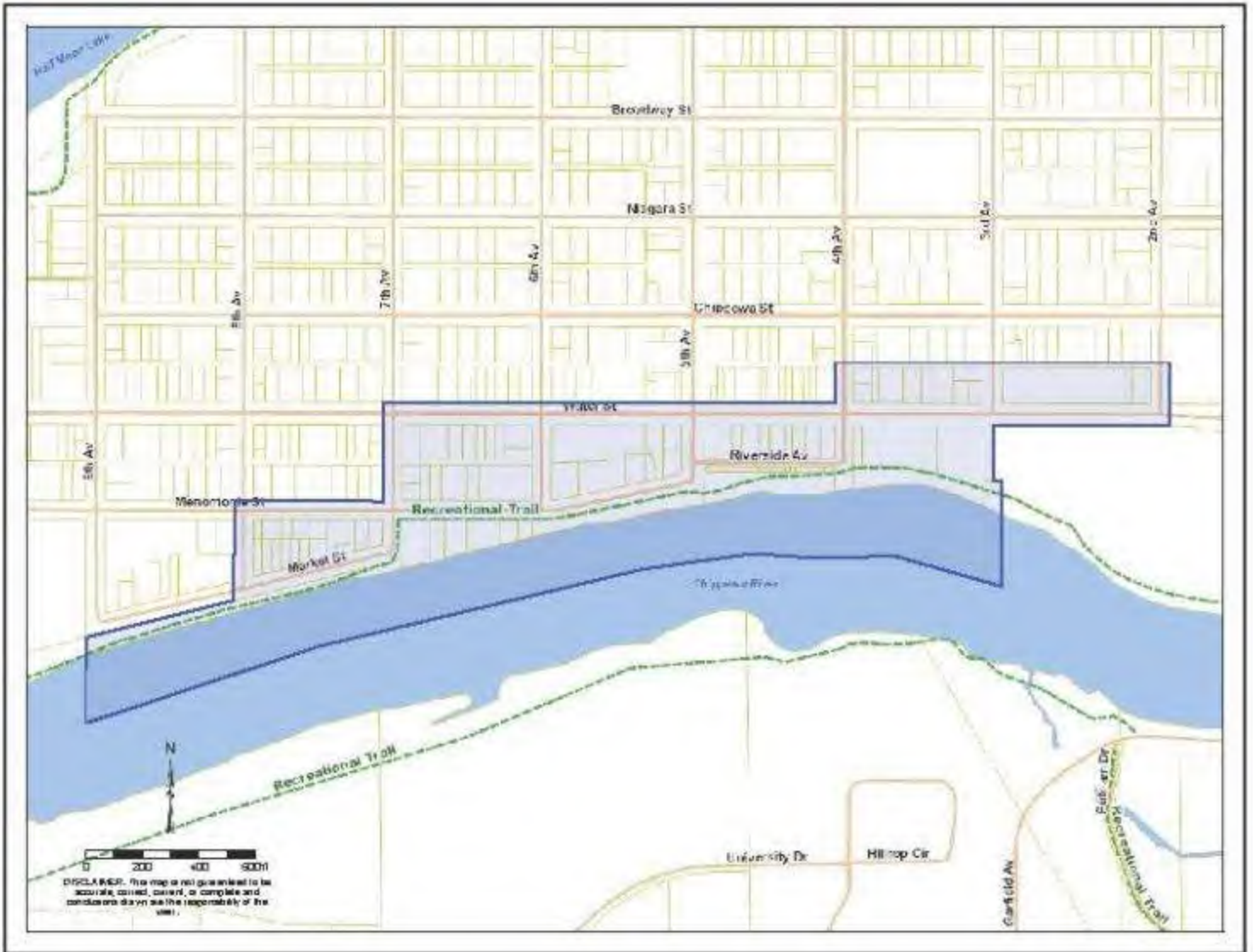


CITY OF
**EAU
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Tax Incremental District #12 Water Street

Annual Report
12/31/2023







**Tax Incremental District Number Twelve
 As of December 31, 2023**

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 2023

Expenditures totaled \$6,075 in 2023. Of this total, \$5,925 was for administrative expenses and \$150 for district recertification with the Department of Revenue (DOR).

Current Year Expenditures

The current project plan anticipates expenditures of \$9,470 in project costs. Of that total, \$9,320 is projected for administrative expenses and \$150 for the DOR recertification.

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	\$10,983,700
Total Equalized Value	\$33,265,200
Percent Change	49%



City of Eau Claire

Tax Incremental District # 12
Projection of Cash Flow

City of Eau Claire														
Tax Incremental District # 12														
Projection of Cash Flow														
Sources of Funds					Uses of Funds						Fund Balance		Break-even? N	Year
Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Repayment of Advances	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	193,620	24,642	-	218,262	-	-	-	6,075	-	6,075	212,187	969,700	N 7 2023	
8 2024	193,024	-	-	193,024	-	-	-	9,470	-	9,470	183,554	1,153,254	N 8 2024	
9 2025	196,721	135,000	-	331,721	1,500,000	-	-	9,470	-	1,509,470	(1,177,749)	(24,495)	N 9 2025	
10 2026	200,656	2,250,000	-	2,450,656	2,400,000	3,428	-	9,470	-	2,412,898	37,757	13,263	N 10 2026	
11 2027	204,669	-	-	204,669	-	203,428	-	9,470	-	212,898	(8,229)	5,033	N 11 2027	
12 2028	208,762	-	-	208,762	-	203,428	-	9,470	-	212,898	(4,136)	897	N 12 2028	
13 2029	212,937	-	-	212,937	-	414,964	-	9,470	-	424,434	(211,496)	(210,599)	N 13 2029	
14 2030	217,196	-	-	217,196	-	414,964	-	9,470	-	424,434	(207,238)	(417,837)	N 14 2030	
15 2031	221,540	472,000	-	693,540	-	964	-	9,470	-	10,434	683,106	265,270	N 15 2031	
16 2032	225,971	485,000	-	710,971	-	964	-	9,470	-	10,434	700,537	965,807	N 16 2032	
17 2033	230,490	482,000	-	712,490	900,000	964	-	9,470	-	910,434	(197,943)	767,863	N 17 2033	
18 2034	235,100	377,000	-	612,100	800,000	964	-	9,470	-	810,434	(198,334)	569,530	N 18 2034	
19 2035	239,802	124,000	-	363,802	550,000	964	-	9,470	-	560,434	(196,632)	372,898	N 19 2035	
20 2036	244,598	-	-	244,598	-	414,964	-	9,470	-	424,434	(179,836)	193,063	N 20 2036	
21 2037	249,490	-	-	249,490	-	404,976	-	19,470	-	424,446	(174,956)	18,107	N 21 2037	
	\$ 3,886,170	\$4,497,312	\$ -	\$ 8,383,483	\$ 6,150,000	\$ 2,064,971	\$ -	\$ 150,405	\$ -	\$ 8,365,376	\$ 18,107			

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



CITY OF
**EAU
CLAIRE**

Tax Incremental District #13 Cannery District

**Annual Report
12/31/2023**







**Tax Incremental District Number Thirteen
 As of December 31, 2023**

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 2023

Expenditures totaled \$3,666,890 in 2023. The City spent \$2,704,726 for the Cannery park development and \$500,000 in developer payments. The remaining expenses are \$62,309 was spent on administrative charges and \$399,855 on debt issuance costs.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$2,696,087. Of this total. \$686,617 is projected to be used for debt issuance costs, \$2,000,000 for developer agreements, and \$9,470 in administration costs.

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	\$13,548,300
Total Equalized Value	\$16,577,200
Percent Change	447%



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	Repayment of Advances	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	-	258,663	169,550	-	458,121	7,192	634,863	(376,200)	\$ 3,433,552	N	3	2022
4	2023	238,829	171,835	3,445,000	3,855,664	3,204,726	-	399,855	62,309	3,666,890	188,774	\$ 3,622,326	N	4	2023
5	2024	302,968	383,799	-	686,767	2,000,000	-	686,617	9,470	2,696,087	(2,009,320)	\$ 1,613,006	N	5	2024
6	2025	305,998	646,091	1,015,000	1,967,089	1,000,000	-	948,910	40,620	1,989,530	(22,440)	\$ 1,590,566	N	6	2025
7	2026	338,283	797,626	-	1,135,909	2,000,000	-	1,129,669	9,470	3,139,139	(2,003,230)	\$ (412,664)	N	7	2026
8	2027	888,588	242,998	1,015,000	2,146,587	-	-	1,121,964	40,620	1,162,584	984,002	\$ 571,338	N	8	2027
9	2028	1,314,973	-	-	1,314,973	-	172,290	1,124,174	9,470	1,305,934	9,038	\$ 580,377	N	9	2028
10	2029	1,328,122	-	-	1,328,122	-	170,257	1,126,207	9,470	1,305,934	22,188	\$ 602,565	N	10	2029
11	2030	1,341,403	-	-	1,341,403	-	173,580	1,122,884	9,470	1,305,934	35,469	\$ 638,034	N	11	2030
12	2031	1,354,818	-	-	1,354,818	-	177,197	1,119,267	9,470	1,305,934	48,883	\$ 686,917	N	12	2031
13	2032	1,368,366	-	-	1,368,366	-	265,595	1,030,869	9,470	1,305,934	62,432	\$ 749,349	N	13	2032
14	2033	1,382,049	-	-	1,382,049	-	268,515	1,027,949	9,470	1,305,934	76,115	\$ 825,464	N	14	2033
15	2034	1,395,870	-	-	1,395,870	-	276,520	1,019,944	9,470	1,305,934	89,936	\$ 915,400	N	15	2034
16	2035	1,409,829	-	-	1,409,829	-	279,825	1,016,639	9,470	1,305,934	103,894	\$ 1,019,294	N	16	2035
17	2036	1,423,927	-	-	1,423,927	-	283,560	1,012,904	9,470	1,305,934	117,993	\$ 1,137,287	N	17	2036
18	2037	1,438,166	-	-	1,438,166	-	277,902	1,018,562	9,470	1,305,934	132,232	\$ 1,269,519	N	18	2037
19	2038	1,452,548	-	-	1,452,548	-	276,922	1,019,542	9,470	1,305,934	146,614	\$ 1,416,132	Y	19	2038
20	2039	1,467,073	-	-	1,467,073	-	270,417	1,016,047	19,470	1,305,934	161,139	\$ 1,577,271	Y	20	2039
		\$19,057,664	\$2,499,786	\$11,155,000	\$32,712,451	\$10,195,317	\$2,892,581	\$17,697,761	\$349,519	\$-	\$31,135,179	\$1,577,271			

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



CITY OF
**EAU
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Tax Incremental District #14 Menomonie Street

Annual Report
12/31/2023







**Tax Incremental District Number Fourteen
 As of December 31, 2023**

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 2023

Expenditures totaled \$1,493,736 in 2023. The City spent \$1,000,000 on developer incentives, \$401,377 and debt issuance related costs, \$85,357 in design costs for the Menomonie Street Pedestrian Underpass, and \$7,002 in administrative costs.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$754,307. Of this total \$400,000 is for developer agreements, \$339,203 on debt service payments, \$5,629 on repayment of advances, and \$9,475 in administrative and other costs.

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	\$15,082,300
Total Equalized Value	\$17,017,700
Percent Change	779%



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	Repayment of Advances	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	265,870	324,950	95,363	686,183	1,000,000	-	401,377	92,359	1,493,736	(807,553)	\$ 2,703,981	N	2	2023	
3	2024	269,619	750,000	-	1,019,619	400,000	5,629	339,203	9,475	754,307	265,312	\$ 2,969,293	N	3	2024	
4	2025	272,223	-	-	272,223	68,056	-	337,028	9,475	414,558	(142,335)	\$ 2,826,958	N	4	2025	
5	2026	375,145	-	-	375,145	93,786	-	334,628	9,475	437,889	(62,744)	\$ 2,764,214	N	5	2026	
6	2027	479,096	-	-	479,096	119,774	-	337,803	9,475	467,051	12,044	\$ 2,776,258	N	6	2027	
7	2028	483,887	-	-	483,887	120,972	-	336,558	9,475	467,004	16,883	\$ 2,793,141	N	7	2028	
8	2029	488,726	-	-	488,726	122,181	-	334,145	9,475	465,801	22,924	\$ 2,816,065	N	8	2029	
9	2030	493,613	-	-	493,613	123,403	-	335,433	9,475	468,311	25,302	\$ 2,841,367	N	9	2030	
10	2031	498,549	-	-	498,549	124,637	-	331,368	9,475	465,480	33,069	\$ 2,874,436	N	10	2031	
11	2032	503,535	-	-	503,535	125,884	-	336,801	9,475	472,160	31,375	\$ 2,905,811	N	11	2032	
12	2033	508,570	-	-	508,570	127,142	-	337,180	9,475	473,797	34,772	\$ 2,940,583	N	12	2033	
13	2034	513,656	-	-	513,656	128,414	-	336,996	9,475	474,885	38,770	\$ 2,979,354	N	13	2034	
14	2035	518,792	-	-	518,792	129,698	-	336,290	9,475	475,463	43,329	\$ 3,022,683	Y	14	2035	
15	2036	523,980	-	-	523,980	130,995	-	335,734	9,475	476,204	47,776	\$ 3,070,459	Y	15	2036	
16	2037	529,220	-	-	529,220	132,305	-	334,720	9,475	476,500	52,720	\$ 3,123,179	Y	16	2037	
17	2038	534,512	-	-	534,512	133,628	-	338,146	9,475	481,249	53,263	\$ 3,176,442	Y	17	2038	
18	2039	539,857	-	-	539,857	134,964	-	336,013	9,475	480,452	59,405	\$ 3,235,847	Y	18	2039	
19	2040	545,256	-	-	545,256	136,314	-	323,618	9,475	469,406	75,849	\$ 3,311,696	Y	19	2040	
20	2041	550,708	-	-	550,708	137,677	-	330,669	19,475	487,821	62,887	\$ 3,374,584	Y	20	2041	
		\$ 8,894,812	\$ 1,171,618	\$ 4,565,363	\$ 14,631,793	\$ 4,493,787	\$ 5,629	\$ 6,433,706	\$ 324,087	\$ -	\$ 11,257,209	\$ 3,374,584				

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



CITY OF
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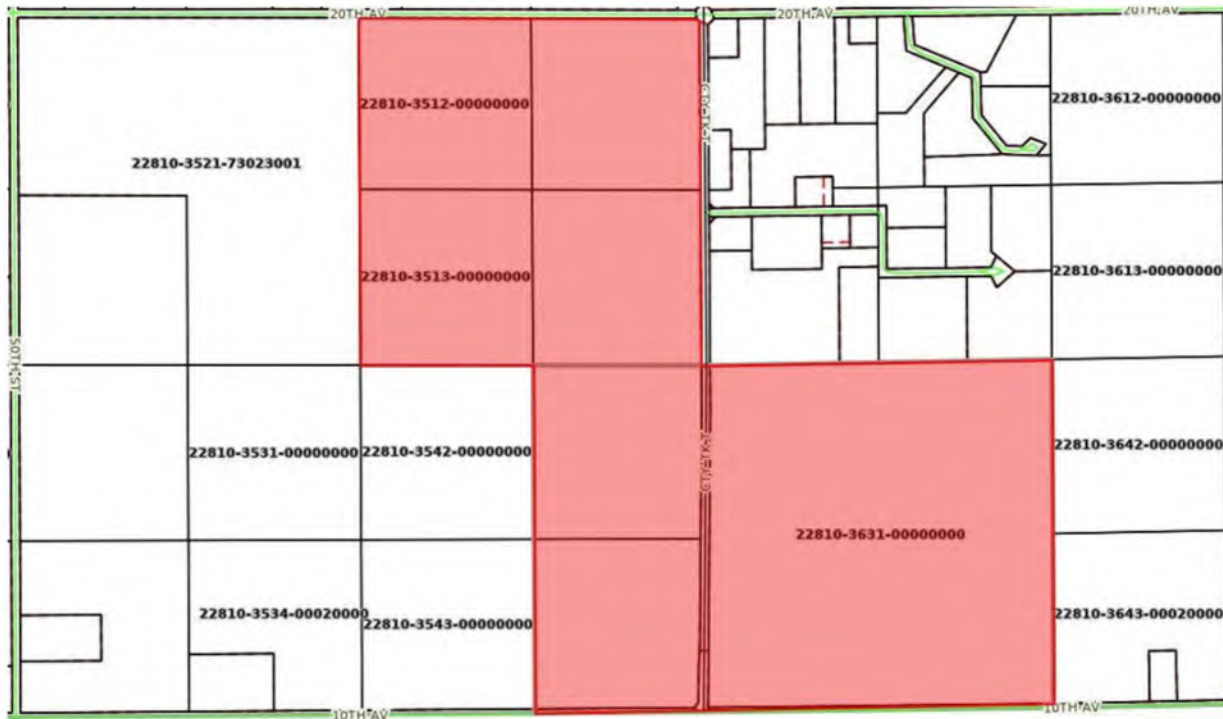
Tax Incremental District #15 Gateway Northwest

Annual Report
12/31/2023





Boundaries of TID #15



Tax Incremental District Number Fifteen As of December 31, 2023

Introduction

In 2022, the City Council approved the creation of TID # 15. The purpose of TID # 15 is to promote and expand mixed-use development in the Gateway Northwest Area by making sites within the district “shovel-ready” to attract developers, promoting the County Highway T corridor as a mixed-use district, and encourage the creation and rehabilitation of affordable housing.

Expenditures in 2023

Expenditures totaled \$2,881,930 in 2023. The City spent \$2,000,000 on developer agreements, \$64,201 on debt issuance costs, \$746,479 on land improvements to the Gateway NW Business Park, and \$71,250 in administrative costs.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$760,206. Of this total \$300,000 is projected for developer agreements, \$403,028 on debt service payments, \$1,103 on repayment of advances, and \$56,075 on administrative and other expenses.



TID #15 STATUS REPORT	
Name	Gateway Northwest
Type	Mixed Use
Effective Date	8/01/2022
Original Project Costs	\$21,104,000
Amendment #1 Date	N/A
Amendment #1 Type	N/A
End of Construction	07/12/2037
Termination Date	07/12/2042

TID #15 EQUALIZED VALUE	
Base	\$171,600
Increment	\$3,371,300
Total Equalized Value	\$3,542,900
Percent Change	1965%

City of Eau Claire														
Tax Incremental District #15 - Gateway Northwest														
Projection of Cash Flow														
Sources of Funds					Uses of Funds					Fund Balance				
Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Repayment of Advances	Debt Service	Admin. & Other	Interest on Interfund Borrowing	Total Uses	Annual	Cumulative	Breakeven?	Year
1 2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ (1,000)	\$ (1,000)	N	1 2022
2 2023	-	200,551	8,147,495	8,348,046	2,746,479	-	-	135,451	-	2,881,930	5,466,116	5,465,116	N	2 2023
3 2024	52,786	-	-	52,786	300,000	1,103	403,028	56,075	-	760,206	(707,420)	4,757,696	N	3 2024
4 2025	194,146	-	-	194,146	-	-	568,309	56,075	-	624,384	(430,239)	4,327,458	N	4 2025
5 2026	266,546	-	3,940,000	4,206,546	-	-	569,059	69,870	-	638,929	3,567,617	7,895,075	N	5 2026
6 2027	598,020	-	-	598,020	-	-	564,434	9,470	-	573,904	24,116	7,919,190	N	6 2027
7 2028	838,863	-	-	838,863	-	-	559,559	9,470	-	569,029	269,834	8,189,024	N	7 2028
8 2029	1,105,601	-	-	1,105,601	3,880,000	-	559,309	9,470	-	4,448,779	(3,343,178)	4,845,846	N	8 2029
9 2030	1,116,657	-	-	1,116,657	-	-	558,559	9,470	-	568,029	548,628	5,394,473	N	9 2030
10 2031	1,127,824	-	-	1,127,824	5,000,000	-	547,559	9,470	-	5,557,029	(4,429,206)	965,268	N	10 2031
11 2032	1,139,102	-	-	1,139,102	-	-	546,309	9,470	-	555,779	583,323	1,548,590	N	11 2032
12 2033	1,150,493	-	-	1,150,493	-	-	544,559	9,470	-	554,029	596,464	2,145,054	N	12 2033
13 2034	1,161,998	-	-	1,161,998	-	-	537,434	9,470	-	546,904	615,094	2,760,147	N	13 2034
14 2035	1,173,618	-	-	1,173,618	-	-	534,934	9,470	-	544,404	629,213	3,389,361	Y	14 2035
15 2036	1,185,354	-	-	1,185,354	-	-	527,059	9,470	-	536,529	648,825	4,038,186	Y	15 2036
16 2037	1,197,208	-	-	1,197,208	-	-	528,684	9,470	-	538,154	659,053	4,697,239	Y	16 2037
17 2038	1,209,180	-	-	1,209,180	-	-	531,009	9,470	-	540,479	668,700	5,365,939	Y	17 2038
18 2039	1,221,271	-	-	1,221,271	-	-	529,209	9,470	-	538,679	682,592	6,048,531	Y	18 2039
19 2040	1,233,484	-	-	1,233,484	-	-	527,009	9,470	-	536,479	697,005	6,745,536	Y	19 2040
20 2041	1,245,819	-	-	1,245,819	-	-	534,209	19,470	-	553,679	692,140	7,437,676	Y	20 2041
				\$17,217,969	\$ 200,551	\$12,087,495	\$ 29,506,015	\$11,926,479	\$ 1,103	\$ 9,670,236	\$ 470,521	\$ -	\$ 22,068,339	\$ 7,437,676

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