

It is expected that a quorum of the Joint Review Board, Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting. (No official action of any of those bodies will be taken).

**THE CITY OF MENASHA**  
**VIRTUAL**  
**JOINT REVIEW BOARD - CALUMET COUNTY**

**1. Join the meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/724188133>

**2. Dial in using your phone.**

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Audio PIN: when prompted just hit #

**Tuesday, October 26, 2021**  
**2:30 PM**

**AGENDA**

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. Minutes of August 4, 2020 County Joint Review Board Meeting

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

E. ACTION/DISCUSSION ITEMS

1. Consideration and Appointment and/or Reaffirmation of the Joint Review Board's Public Member
2. Election and/or Reaffirmation of the Chairperson
3. Tax Increment District 2020 Annual Report – Accept and Place on File

F. ADJOURNMENT

**CITY OF MENASHA**  
**Calumet County Joint Review Board**  
**Menasha City Center**  
**100 Main Street, Room 207**  
**August 4, 2020**  
**DRAFT MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order by Community Development Director Schroeder at 2:03 PM.

**B. ROLL CALL/EXCUSED ABSENCES**

MEMBERS PRESENT: Mayor Merkes (City of Menasha via teleconference), Holly Burr (Appleton School District via teleconference), Dan DeBonis (Calumet County), Faith Schiedermayer (Fox Valley Technical College), Brian Adesso (Menasha School District) and Clarence Weller (Citizen Member).

MEMBERS EXCUSED:

OTHERS PRESENT: CDD Schroeder, FD Sassman, and Jonathan Schatz (Ehlers and Associates via teleconference).

**C. MINUTES TO APPROVE**

1. **Minutes of July 7, 2020, Calumet County Joint Review Board, Appleton School District**  
DeBonis made a motion to approve the minutes of July 7, 2020, Calumet County Joint Review Board, Appleton School District. Seconded by Schiedermayer. Motion carried.
2. **Minutes of January 14, 2020, Calumet County Joint Review Board, Appleton School District**  
DeBonis made a motion to approve the minutes of January 14, 2020, Calumet County Joint Review Board, Appleton School District. Seconded by Schiedermayer. Motion carried.
3. **Minutes of January 14, 2020, Calumet County Joint Review Board, Menasha School District**  
Adesso made a motion to approve the minutes of January 14, 2020, Calumet County Joint Review Board, Menasha School District. Seconded by DeBonis. Motion carried.

**D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA**

Five (5) minute time limit for each person

No comments.

**E. DISCUSSION / ACTION ITEMS**

1. **Consideration and appointment and/or reaffirmation of the Joint Review Board's public member**  
CDD Schroeder introduced Clarence Weller. Mr. Weller is a City of Menasha/Calumet County residence with a career in banking and experience on the Village of Shorewood Board.  
  
Adesso made a motion to approve the appointment of Clarence Weller as the Joint Review Board's Calumet County public member. Seconded by Schiedermayer. Motion carried.
2. **Review the Public Record, Planning Documents, Plan Commission Resolution Adopting the Project Plan, and the Resolution Passed by the Common Council Approving Project Plan Amendment No. 1, Tax Incremental District No. 12**  
CDD Schroeder provide a summary of the Plan Commission and Common Council consideration of the TIF 12 Project Plan Amendment No. 1.

**3. Consideration of the City of Menasha Joint Review Board – Calumet County Resolution R-1-2020 Approving Project Plan Amendment No. 1, Tax Incremental District No. 12**

Weller made a motion to approve the City of Menasha Joint Review Board – Calumet County Resolution R-1-2020, approving Project Plan Amendment No. 1 for Tax Incremental District No. 12. Seconded by DeBonis. Motion carried.

**4. Tax Increment District 2019 Annual Report Accept and Place on File – Calumet County Joint Review Board, Appleton School District**

CDD Schroeder and FD Sassman provided a summary of the 2019 annual report specific to the two active Calumet County Districts.

General discussion ensued.

DeBonis made a motion to accept and place on file the 2019 Tax Increment District Annual Report for the Calumet County Joint Review Board, Appleton School District. Seconded by Weller. Motion carried.

**5. Tax Increment District 2019 Annual Report Accept and Place on File – Calumet County Joint Review Board, Appleton School District**

Weller made a motion to accept and place on file the 2019 Tax Increment District Annual Report for the Calumet County Joint Review Board, Appleton School District. Seconded by Adesso. Motion carried.

**F. ADJOURNMENT**

DeBonis made a motion to adjourn the meeting at 2:18 PM. The motion was seconded by Weller. The motion carried.

*Minutes respectfully submitted by CDD Schroeder.*



**CITY OF MENASHA**

MENASHA, WISCONSIN

# **TAX INCREMENT DISTRICTS 2020 ANNUAL REPORT**

For the year ending December 31, 2020

## Executive Summary

2015 Wisconsin Act 257 requires that any political subdivision with tax incremental districts (TIDs) electronically file an annual report with all overlapping taxing jurisdictions and the Wisconsin Department of Revenue (DOR) through the DOR's website. The DOR online form (PE-300) is filed for each active TID. Additionally, a meeting of both the Winnebago County and Calumet County Joint Review Boards will be convened to review the performance and status of each of Menasha's TIDs within our two county jurisdictions.

This report covers the 2020 reporting year. To make the annual report a more useful and understandable document, the City has prepared a brief overview and map as well as a table of cash flow projections for each active TID within Menasha as of 2020. Below please find a brief summary of the Menasha TIDs within each county.

*Note: Following the City wide reevaluation in 2019 there was a software error in the Wisconsin Department of Revenue (DOR) system causing the 2019 increment values to be artificially higher than they should have been. According to the DOR, corrections have yet to be made and the City will continue to work with the State to rectify this issue.*

### **Menasha's seven active TIDs within Winnebago County following the closure of TIDs 1, 2, 3, 5, and 6**

- **TID 4** was created in 1997 as a blighted TID followed by three amendment in 2002, 2004 and 2008 with a statutory closing date of 2024. This TIF was created to support the development of Riverview Plaza office building and commercial development on Third Street and Racine Street. At this time, this district is anticipated to have a negative fund balance at the end of its life.
- **TID 6** was created in 1998 as an industrial development TID with a statutory closing date of 2021. This TIF was created to support the Menasha north side business center promoting office, commercial and industrial development. Even with sharing the last year's increment of \$512,522 to the Strong Neighborhoods Menasha Initiative to support affordable housing options within the City of Menasha, this district was closed early in 2020 having been added additional increment onto the 2021 budget year.
- **TID 7** was created in 2003 as a blighted TID with a statutory closing date of 2030. This TIF was created to support the elimination of blight, continue the redevelopment of Menasha's downtown business district and assist the construction of the Marina place Apartments and condominiums. With the assistance of TIF 5, this district is anticipated to close within the statutory limits with a positive fund balance.
- **TID 8** was created in 2004 as a blighted TID with a statutory closing date of 2031. This TIF was created to support the headwater condominium project and the remove of blighted conditions in the district. With the development of Jimmy Johns and the reassessment to market values of the headwater condominiums, this TID is now considered healthy and will close with a positive fund balance. With the new Racine Street bridge projected over the

next few years, this District will also assist in supporting public improvements in this area to assist in holding property values and attract new development in the vicinity. This district will likely close well before its statutory requirement due to a positive fund balance.

- **TID 10** was created in 2006 as a blighted TID with a statutory closing date of 2033. This TIF was created to support the redevelopment of the Tayco Street and Third Street corridors. It is a healthy TID with a projected positive fund balance to be utilized for various project plan activities. With new development interest in the TID 10 vicinity, it is possible to look at further projects costs such as land acquisition, infrastructure and/or further development assistance. Currently, TID 10 has two active development agreements to support the Brin redevelopment and the Bertram Dental facility. The City is proposing to expand and overlay TID 13 onto the Brin Development. Should that happen, the Brin development would be reassigned to the TID 13 allowing for the early closure of TID 10.
- **TID 11** was created in 2007 as a blighted TID with a statutory closing date of 2034. This TIF was created to support the redevelopment of the former Gilbert Paper Mill Site and surrounding development. It is performing sufficiently as-is and should see significant increases in increment following development of the former Gilbert Paper property. In 2021, the City did expand this TID boundary over the former Banta Publishing site to allow for continued public improvements and marketing of the vacant development properties. Within the projections below, the expenses are taking into account the future Oak Street construction, but are not showing future increment from the Banta Lofts which are currently under construction. Upon the completion of the building, future increment should exceed the projected end fund balance without any additional development in the district.
- **TID 13** was created in 2015 as a blighted TID with a statutory closing date of 2042. This TIF was created to support the removal of blighted areas and construct the One Menasha Center. It is a “pay-as-you-go” TID and continues ongoing incentives included in the project plan. The City is currently looking to expand the boundaries of this District adding multiple developments and future investment opportunities.
- **TID 14** was created in 2019 as a rehabilitation-conservation TID with a statutory closing date of 2047. TID 14 was created to spur new development and redevelopment within one of Menasha primary northern gateways along HWY 47 and HWY 441. While full values have yet to be determined at this time for future TID Increment, the City of Menasha was forced to terminate the original development agreement for the area in addition to the reassessment plummeting in value from 2019 to 2020. As shown in the report, there is a large negative increment value due to the reassessment of the plaza property. Staff is considering multiple options including a reevaluation, closure, or possible expansion dependent upon development discussions within the Shopko site located outside of the district.

### **Menasha's two active TIDs within Calumet County**

- **TID 9** was created in 2004 as a mixed use TID with a statutory closing date of 2024. This TIF was developed to promote the east side of Oneida Street in Menasha including land assembly and public infrastructure. This TID has a substantial amount of increment and is past its expenditure period and will close before statutory closing.
- **TID 12** was created in 2011 as a mixed use TID with a statutory closing date of 2031. This TIF was created to support the development of property near HWY 10/114 and Lake Park Road. Following the recent development proposal of some of the vacant commercial property, the additional residential growth, and the Project Plan Amendment this TIF District is performing very well. The final closure of the district will depend on future projects.

**CITY OF MENASHA**  
**List of Tax Incremental Financing Districts**

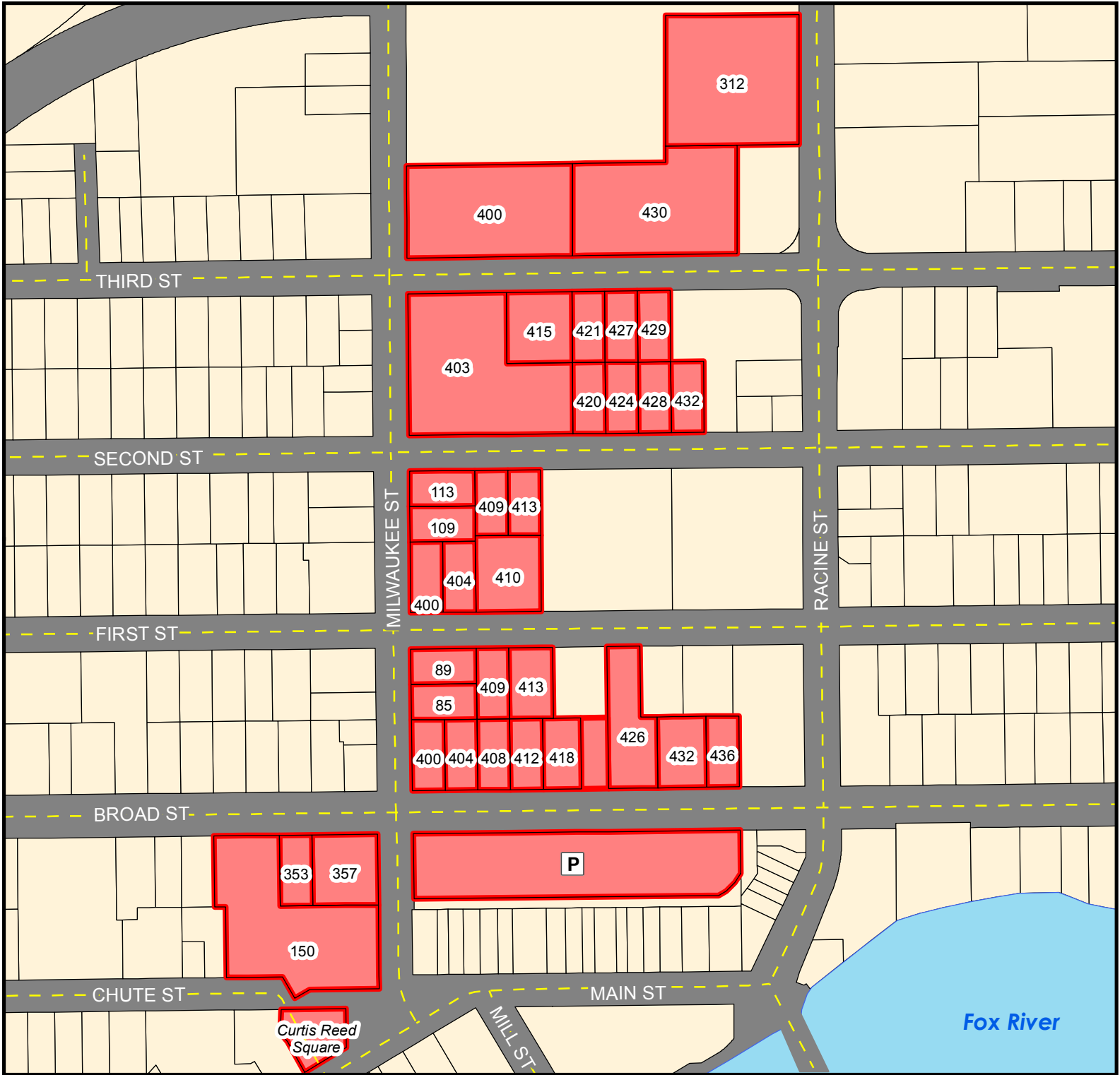
TIF District	TIF Creation Date	Expenditure Period in Years	Expenditure Period Ends	Original TIF Life in Years	TIF Statutory or PRESENTLY Extended Closing Date	Possible TIF Life Extension	Possible TIF Future Extension Closing Date	2019 Tax Increment Valuation (for 2020 Fiscal Year)	Future Tax Increment Valuation -2020	TIF Fund Balance at 12/31/2020	TIF Estimated Fund Balance at Expected Closing Date	Expected Closing Year	Future Increase to City Tax Base after TIF Closes	
WINNEBAGO COUNTY														
#4	Blight	05/19/1997	22 years	05/19/2019	27 years	05/19/2024	4 years	05/19/2028	\$ 3,758,400	\$ 3,497,200	\$ (427,884)	\$ (28,951)	2024	\$ 33,174
#6	Ind. Use	09/09/1998	18 years	09/09/2016	23 years	03/16/2020	N/A	03/16/2020	\$ 19,039,300	\$ -	\$ -	\$ 583,694	Closed	\$ 180,606
#7	Blight	07/04/2003	22 years	07/04/2025	27 years	07/04/2030	4 years	07/04/2034	\$ 4,570,300	\$ 5,467,000	\$ (592,347)	\$ 72,979	2030	\$ 51,860
#8	Blight	11/15/2004	22 years	11/15/2026	27 years	11/15/2031	3 years	11/15/2034	\$ 3,590,700	\$ 3,778,700	\$ 81,071	\$ 13,212	2025	\$ 35,845
#10	Blight	06/05/2006	22 years	06/05/2028	27 years	06/05/2033	3 years	06/05/2036	\$ 2,474,500	\$ 2,457,100	\$ (207,081)	\$ 53,351	2027	\$ 23,308
#11	Blight	07/16/2007	22 years	07/16/2029	27 years	07/16/2034	3 years	07/16/2037	\$ 3,259,100	\$ 3,313,100	\$ (261,652)	\$ (2,032,087)	2034	\$ 31,428
#13	Blight	07/06/2015	22 years	07/06/2037	27 years	07/06/2042	3 years	07/06/2045	\$ 16,879,100	\$ 17,585,100	\$ (805,101)	\$ 382,819	2042	\$ 166,811
#14	Rehab	03/18/2019	27 years	03/18/2042	27 years	03/18/2047	3 years	03/18/2050	\$ -	\$ (2,229,500)	\$ (26,391)			
CALUMET COUNTY														
#9	Mixed Use	11/15/2004	15 years	11/15/2019	20 years	11/15/2024	3 years	11/15/2027	\$ 36,087,400	\$ 42,332,300	\$ 1,779,207	\$ 1,164,027	2023	\$ 401,300
#12	Mixed Use	05/16/2011	15 years	05/16/2026	20 years	05/16/2031	3 years	05/16/2034	\$ 40,542,700	\$ 49,605,200	\$ (1,949,387)	\$ 5,900,836	2031	\$ 470,245
									\$ 130,201,500	\$ 128,035,700				\$ 1,394,577

1/1/2020	2020	2020	TIF %	2020 City Equalized Tax Rate (Winnebago County)	\$	9.485952
Equalized	Valuation	Total City	Limit	2020 City Equalized Tax Rate (Calumet County)	\$	9.479755
Valuation	Increase from	Equalized	(Max 12%)	**a negative increment is treated as a zero increment		
	previous year	Valuation				
\$ 128,035,700	\$ (2,165,800)	\$ 1,233,535,500	10.38%			

\*\*TID 11 is showing project costs projected to occur in 2021 and 2022, however has not taken into consideration future increment of the Banta Site

\*\*TID 12 is showing project costs projected to occur in 2021 and 2022, however has not taken into consideration future increment of Lakeshore Ridge Apartments & Developer Incentives

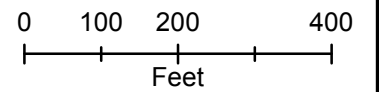
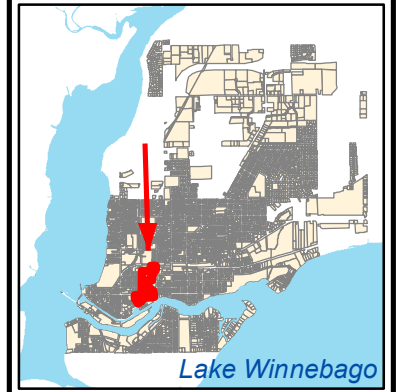
\*\*TID 13 is showing project costs projected to occur in 2021 and 2022, however has not taken into consideration future increment for 225 Main or other future projects as well as developer incentives



# TIF DISTRICT #4

 TIF District #4

Tax Increment District #4 was created to support the development of the Riverview Plaza office building and the commercial development of Third and Racine Streets.



## TAX INCREMENTAL FINANCING DISTRICT #4 - Fund 456

9/27/2021

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES			NEW BORROWING	END OF YEAR FUND BALANCE
1996/1997			\$0	\$0	\$14,466	\$0	\$931,335			\$1,301,000	\$384,131
1997/1998			\$0	\$0	\$24,290	\$54,531	\$406,047			\$86,000	\$33,843
1998/1999			\$37,464	\$0	\$5,259	\$56,738	\$97,170			\$106,500	\$29,158
1999/2000			\$109,269	\$104,268	\$27,711	\$161,817	\$46,963			\$16,500	\$78,126
2000/2001			\$120,627	\$114,704	\$10,679	\$1,335,018	\$367,706			\$1,814,340	\$435,752
2001/2002			\$157,966	\$18,878	\$85,235	\$221,476	\$429,282			\$10,161	\$57,234
2002/2003			\$159,506	\$88,174	\$2,849	\$126,234	\$110,736				\$70,793
2003/2004			\$184,283	\$94,202	\$178,877	\$339,116	\$187,245				\$1,794
2004/2005			\$179,792	\$21,950	\$4,293	\$169,831	\$89,809				(\$51,811)
2005/2006			\$184,391	\$8,828	\$56,688	\$231,285	\$32,428				(\$65,617)
2006/2007			\$182,781	\$8,341	\$23,788	\$174,674	\$7,962				(\$33,343)
2007/2008			\$195,232	\$4,843	\$1,497	\$164,134	\$36,220				(\$32,125)
2008/2009			\$172,294	\$4,028	\$395	\$164,734	\$6,220				(\$26,362)
2009/2010			\$167,358	\$1,800	\$134	\$165,034	\$6,370				(\$28,474)
2010/2011			\$84,484	\$1,386	\$123	\$165,074	\$6,370				(\$113,925)
2011/2012	\$2,932,000	\$27.198	\$79,745	\$2,124	\$121	\$164,553	\$1,930				(\$198,418)
2012/2013	\$2,896,900	\$27.877	\$80,758	\$2,690	\$107	\$163,679	\$2,001				(\$280,543)
2013/2014	\$2,112,800	\$28.207	\$59,596	\$1,701	\$107	\$167,439	\$3,305				(\$389,883)
2014/2015	\$2,670,600	\$28.056	\$74,927	\$1,148	\$109	\$155,359	\$3,844				(\$472,902)
2015/2016	\$2,076,400	\$27.976	\$58,090	\$2,014	\$107	\$146,471	\$3,983				(\$563,145)
2016/2017	\$2,125,000	\$27.897	\$59,280	\$1,763	\$114	\$146,471	\$4,820				(\$653,278)
2017/2018	\$2,497,000	\$27.733	\$69,250	\$1,789	\$170	\$0	\$9,445				(\$591,514)
2018/2019	\$2,855,500	\$27.157	\$77,546	\$2,401	\$165	\$0	\$9,670				(\$521,072)
2019/2020	\$3,758,400	\$26.921	\$101,179	\$2,585	\$59	\$0	\$10,635				(\$427,884)
<b>Total as of 2020</b>			\$2,595,818	\$489,617	\$437,344	\$4,473,668	\$2,811,496	\$0	\$0	\$3,334,501	
2020/2021	\$3,497,200	\$26.638	\$93,157		\$75		\$5,390				(\$340,042)
2021/2022	\$3,068,600	\$26.638	\$81,740		\$75		\$5,390				(\$263,617)
2022/2023	\$3,068,600	\$26.638	\$81,740		\$75		\$5,390				(\$187,192)
2023/2024	\$3,068,600	\$26.638	\$81,740		\$75		\$5,390				(\$110,766)
2024/2025	\$3,068,600	\$26.638	\$81,740		\$75						(\$28,951)
<b>Cumulative Total</b>			\$3,015,936	\$489,617	\$437,719	\$4,473,668	\$2,833,056	\$0	\$0	\$3,334,501	(\$28,951)

TID Created as of: 5/19/1997

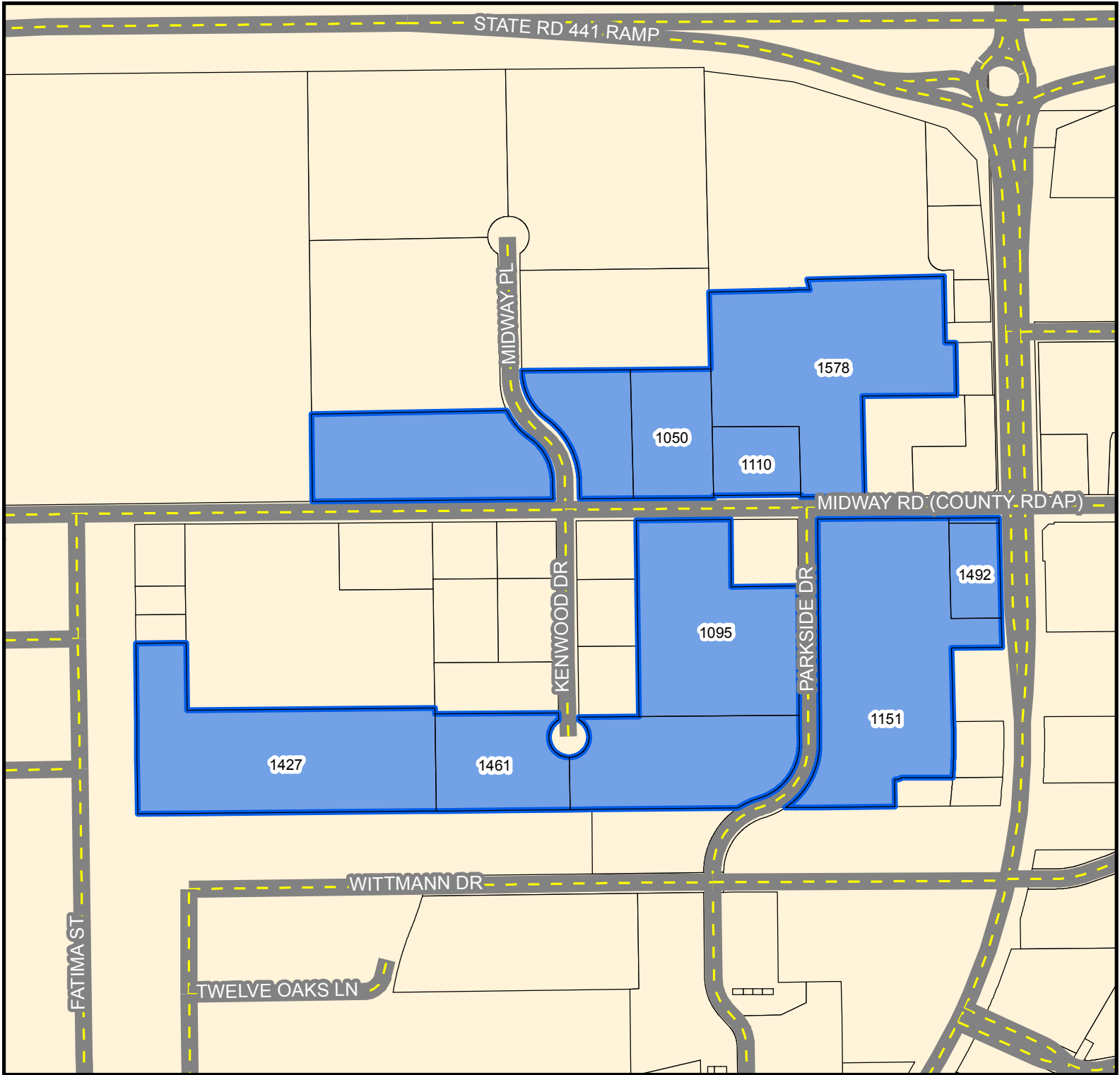
Base Value as of: 1/1/1997 \$4,196,000

Debt Balance as of: 12/31/2019

\$0	(Principal)
\$0	(Interest)
\$0	

Statutory Closing: 5/19/2024

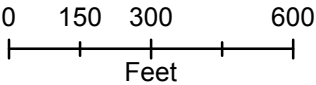
Spending period expires 5/19/2019



# TIF DISTRICT #6

 TIF District #6

Tax Increment District #6 was created to support northside office and commercial development projects on Midway Road and Parkside Drive.



# TAX INCREMENTAL FINANCING DISTRICT #6 - Fund 471

9/27/2021

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	TRANS TO STRONG NEIGHBORHOODS FUND	PAYMENTS TO OTHER TAXING	NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
1998/1999			\$0	\$0	\$14,585	\$0	\$243,576			\$540,000	\$311,009	
1999/2000			\$74,254	\$0	\$18,957	\$25,422	\$77,946				\$300,852	
2000/2001			\$147,626	\$1,206	\$18,933	\$188,390	\$61,278			\$570,000	\$788,949	
2001/2002			\$306,967	\$11,121	\$17,334	\$212,720	\$1,095,915			\$700,000	\$515,736	
2002/2003			\$298,917	\$36,924	\$18,775	\$254,479	\$3,055,067			\$3,015,000	\$575,806	
2003/2004			\$277,642	\$9,097	\$8,746	\$1,575,246	\$288,873			\$1,160,000	\$167,172	
2004/2005			\$264,044	\$6,648	\$3,928	\$285,478	\$21,137				\$135,177	
2005/2006			\$264,069	\$4,214	\$4	\$356,164	\$64,505				(\$17,205)	
2006/2007			\$265,264	\$7,194	\$0	\$342,660	(\$55,113)				(\$32,294)	
2007/2008			\$258,015	\$6,715	\$0	\$347,057	\$0				(\$114,621)	
2008/2009			\$265,444	\$5,161	\$0	\$384,800	\$0				(\$228,816)	
2009/2010			\$273,001	\$5,518	\$0	\$390,875	\$5,504				(\$346,676)	
2010/2011			\$348,538	\$1,922	\$0	\$381,138	\$10,315				(\$387,669)	
2011/2012	\$15,914,400	\$27.198	\$432,840	\$3,694	\$0	\$1,979,865	\$10,330			\$1,800,000	(\$141,330)	
2012/2013	\$16,133,000	\$27.877	\$449,744	\$4,000	\$0	\$345,160	\$14,297				(\$47,043)	
2013/2014	\$14,604,500	\$28.207	\$411,951	\$2,784	\$0	\$342,714	\$14,488				\$10,490	
2014/2015	\$15,846,200	\$28.056	\$444,586	\$2,329	\$0	\$330,730	\$14,661				\$112,014	\$11,215,397
2015/2016	\$13,798,400	\$27.976	\$386,031	\$3,329	\$708	\$333,715	\$8,881				\$159,486	\$10,881,683
2016/2017	\$14,728,800	\$27.897	\$410,884	\$2,558	\$1,906	\$325,451	\$151				\$249,231	\$10,556,232
2017/2018	\$15,646,300	\$27.733	\$433,922	\$2,595	\$6,150	\$328,571	\$150				\$363,177	\$10,227,661
2018/2019	\$15,965,000	\$27.157	\$433,558	\$6,222	\$10,073	\$217,107	\$150				\$595,774	\$10,010,554
2019/2020	\$19,039,300	\$26.921	\$512,552	\$7,661	\$2,113	\$531,407	\$3,000	\$512,552	\$71,142		\$0	\$9,479,148
Total as of 2020			\$6,959,850	\$130,892	\$122,211	\$9,479,148	\$4,935,111	\$512,552	\$71,142	\$7,785,000		
<b>Cumulative Total</b>			\$6,959,850	\$130,892	\$122,211	\$9,479,148	\$4,935,111	\$512,552	\$71,142	\$7,785,000	\$0	\$0

TID Created as of: 9/9/1998

Base Value as of: 1/1/1998 \$5,568,800

Debt Balance as of: 12/31/2019 \$512,376 (Principal)  
\$17,612 (Interest)  
\$529,988

TID closure payment

City	\$25,426.32	35.740%
MJSD	\$30,498.78	42.868%
Winn Co	\$12,513.96	17.591%
FVTC	\$2,703.41	3.801%

% of 2019

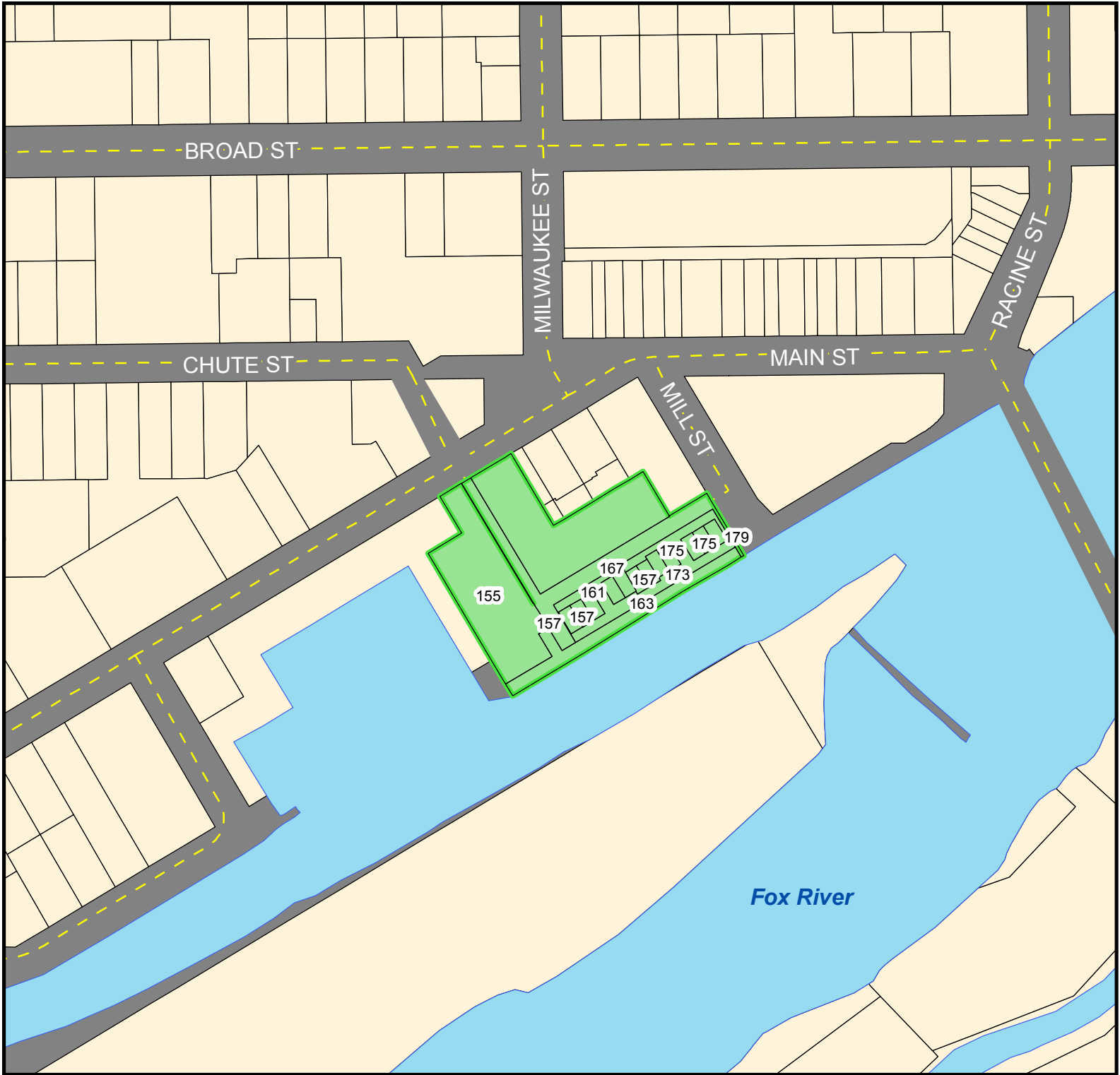
tax rate

Statutory Closing: 9/9/2021

\$71,142.47

100.00%

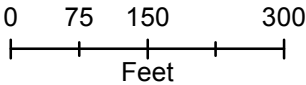
Spending period expired 9/6/2016



# TIF DISTRICT #7

 TIF District #7

Tax Increment District #7 was created to support the development of Marina Place condominium/apartment project and the restoration of the Main Street rear facades.



# TAX INCREMENTAL FINANCING DISTRICT #7 - Fund 481

9/26/2021

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	TRANSFER FROM TID #5	TRANSFER IN TIF POOLING	NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
2001/2002			\$0	\$0	\$0	\$0	\$4,890				(\$4,890)	
2002/2003			\$0	\$0	\$5,158	\$28,205	\$464,471			\$1,330,000	\$837,592	
2003/2004			\$0	\$0	\$2,904	\$59,643	\$1,010,718			\$560,000	\$330,135	
2004/2005			\$12,719	\$0	\$10,834	\$65,900	\$346,702				(\$58,914)	
2005/2006			\$95,822	\$0	\$4,983	\$145,915	\$69,231				(\$173,255)	
2006/2007			\$161,234	\$0	\$0	\$154,795	\$0				(\$166,816)	
2007/2008			\$98,127	\$112	\$21,225	\$1,842,880	\$2,535		\$30,000	\$1,760,000	(\$102,767)	
2008/2009			\$100,881	\$114	\$3,500	\$143,833	\$60,000				(\$202,105)	
2009/2010			\$105,137	\$0	\$3,500	\$184,128	\$149				(\$277,745)	
2010/2011			\$108,498	\$0	\$3,500	\$180,565	\$150				(\$346,462)	
2011/2012	\$3,744,000	\$27.198	\$101,829	\$0	\$3,500	\$1,276,875	\$150			\$1,100,000	(\$418,158)	
2012/2013	\$3,670,700	\$27.877	\$102,329	\$0	\$3,501	\$190,120	\$2,001				(\$504,449)	
2013/2014	\$3,391,600	\$28.207	\$95,667	\$0	\$3,500	\$186,895	\$3,306	\$109,710			(\$485,772)	
2014/2015	\$3,699,000	\$28.056	\$103,780	\$0	\$4,000	\$188,670	\$3,845	\$18,048			(\$552,458)	
2015/2016	\$3,667,800	\$27.976	\$102,612	\$0	\$4,001	\$189,821	\$3,983	\$127,534			(\$512,115)	
2016/2017	\$3,662,100	\$27.897	\$102,160	\$0	\$4,000	\$189,605	\$4,820	\$170,000			(\$430,379)	
2017/2018	\$3,780,900	\$27.733	\$104,857	\$0	\$4,000	\$101,023	\$180,758				(\$603,304)	\$6,139,519
2018/2019	\$3,885,100	\$27.157	\$105,507	\$861	\$4,000	\$101,087	\$9,820				(\$603,843)	\$6,038,433
2019/2020	\$4,570,300	\$26.921	\$123,036	\$0	\$4,000	\$101,065	\$14,475				(\$592,347)	\$606,344
<b>Total as of 2020</b>			\$1,624,195	\$1,087	\$90,106	\$5,331,024	\$2,182,004	\$425,292	\$30,000	\$4,750,000		
2020/2021	\$5,467,000	\$26.638	\$145,628		\$4,000	\$101,074	\$10,635				(\$554,429)	\$505,270
2021/2022	\$4,820,600	\$26.638	\$128,409		\$4,000	\$101,068	\$10,635				(\$533,723)	\$404,202
2022/2023	\$4,820,600	\$26.638	\$128,409		\$4,000	\$101,061	\$10,635				(\$513,010)	\$303,141
2023/2024	\$4,820,600	\$26.638	\$128,409		\$4,000	\$101,054	\$10,635				(\$492,290)	\$202,086
2024/2025	\$4,820,600	\$26.638	\$128,409		\$4,000	\$101,047	\$5,390				(\$466,318)	\$101,039
2025/2026	\$4,820,600	\$26.638	\$128,409		\$4,000	\$101,039	\$5,390				(\$440,338)	\$0
2026/2027	\$4,820,600	\$26.638	\$128,409		\$4,000		\$5,390				(\$313,319)	\$0
2027/2028	\$4,820,600	\$26.638	\$128,409		\$4,000		\$5,390				(\$186,300)	\$0
2028/2029	\$4,820,600	\$26.638	\$128,409		\$4,000		\$5,390				(\$59,281)	\$0
2029/2030	\$4,820,600	\$26.638	\$128,409		\$4,000		\$150				\$72,979	\$0
2030/2031	\$4,820,600	\$26.638	\$128,409		\$4,000						\$205,388	\$0
<b>Cumulative Total</b>			\$3,053,915	\$1,087	\$134,106	\$5,937,368	\$2,251,644	\$425,292	\$30,000	\$4,750,000	\$205,388	\$0

TID Created as of: 7/4/2003  
Base Value as of: 1/1/2003 \$687,300  
Debt Balance as of: 12/31/2020 \$547,242 (Principal)  
\$59,102 (Interest)  
\$606,344

Statutory Closing: 7/4/2030

Spending period expires 7/4/2025

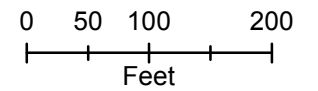
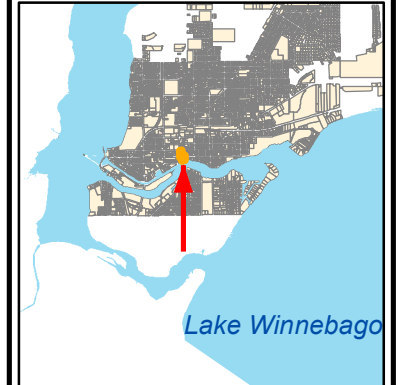
TID 7 may close early, placing the full increment on the tax roll for the 2031 budget year



# TIF DISTRICT #8

 TIF District #8

Tax Increment District #8 was created to support the condominium project in the 500 block of Broad Street.



## TAX INCREMENTAL FINANCING DISTRICT #8 - Fund 484

9/27/2021

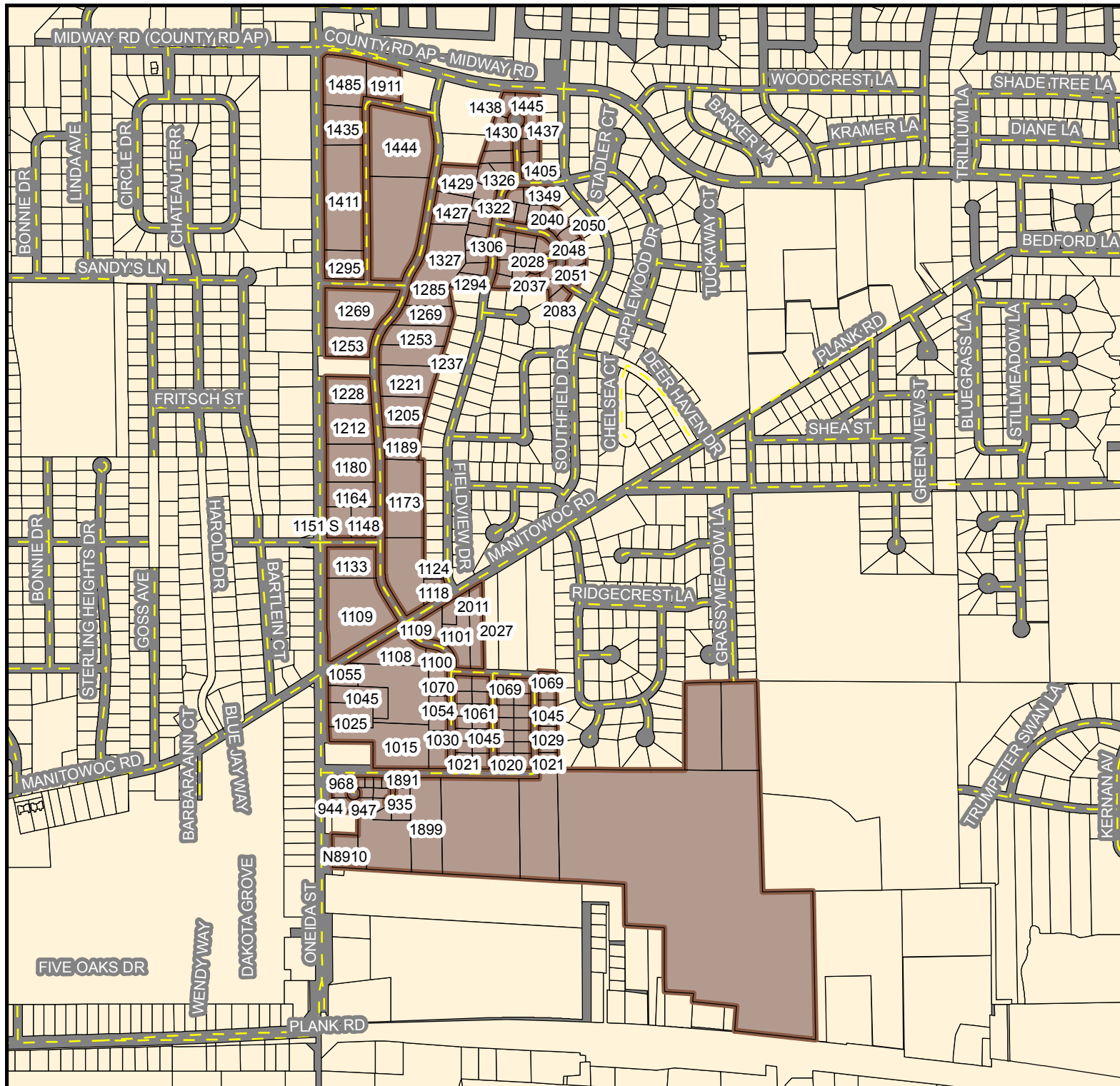
TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	TRANSFER FROM TID #5		NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
2003/2004			\$0	\$0	\$454	\$12,320	\$1,000			\$965,000	\$952,134	
2004/2005			\$0	\$0	\$12,141	\$28,740	\$816,406				\$119,129	
2005/2006			\$0	\$0	\$3,755	\$40,415	\$41,917				\$40,552	
2006/2007			\$23,003	\$127,368	\$1,044	\$51,695	\$154,183				(\$13,911)	
2007/2008			\$64,685	\$0	\$1,069	\$1,024,866	\$21,826			\$975,000	(\$19,849)	
2008/2009			\$65,948	\$0	\$0	\$90,225	\$0				(\$44,126)	
2009/2010			\$69,046	\$0	\$0	\$109,111	\$150				(\$84,341)	
2010/2011			\$75,011	\$10,091	\$0	\$106,622	\$150				(\$106,011)	
2011/2012	\$1,813,800	\$27.198	\$49,332	\$0	\$0	\$767,138	\$150			\$660,000	(\$163,967)	
2012/2013	\$1,794,300	\$27.877	\$50,020	\$0	\$0	\$89,485	\$2,724				(\$206,157)	
2013/2014	\$720,400	\$28.207	\$20,320	\$0	\$0	\$88,410	\$5,006				(\$279,252)	
2014/2015	\$1,321,100	\$28.056	\$37,065	\$0	\$0	\$87,335	\$4,409				(\$333,932)	
2015/2016	\$1,311,200	\$27.976	\$36,683	\$0	\$0	\$84,303	\$5,138				(\$386,690)	
2016/2017	\$1,308,500	\$27.897	\$36,503	\$0	\$0	\$99,413	\$4,820	\$502,649			\$48,229	
2017/2018	\$1,376,200	\$27.733	\$38,166	\$0	\$70,850	\$61,336	\$9,445				\$86,465	
2018/2019	\$1,441,400	\$27.157	\$39,144	\$313	\$948	\$61,167	\$9,820				\$55,883	\$3,292,503
2019/2020	\$3,590,700	\$26.921	\$96,664	\$0	\$384	\$61,225	\$10,635				\$81,071	\$367,470
<b>Total as of 2020</b>			<b>\$701,591</b>	<b>\$137,772</b>	<b>\$90,645</b>	<b>\$2,863,807</b>	<b>\$1,087,779</b>	<b>\$502,649</b>	<b>\$0</b>	<b>\$2,600,000</b>		
2020/2021	\$3,778,700	\$26.638	\$100,655			\$61,200	\$10,635				\$109,892	\$306,270
2021/2022	\$3,255,600	\$26.638	\$86,721			\$61,217	\$110,635				\$24,761	\$245,054
2022/2023	\$3,255,600	\$26.638	\$86,721			\$61,235	\$10,635				\$39,613	\$183,819
2023/2024	\$3,255,600	\$26.638	\$86,721			\$61,253	\$10,635				\$54,446	\$122,566
2024/2025	\$3,255,600	\$26.638	\$86,721			\$61,273	\$5,390				\$74,505	\$61,293
2025/2026	\$3,255,600	\$26.638	\$86,721			\$61,293	\$150				\$99,783	\$0
2026/2027	\$3,255,600	\$26.638	\$86,721				\$150				\$186,354	\$0
2027/2028	\$3,255,600	\$26.638	\$86,721				\$150				\$272,926	\$0
2028/2029	\$3,255,600	\$26.638	\$86,721				\$150				\$359,497	\$0
2029/2030	\$3,255,600	\$26.638	\$86,721				\$150				\$446,068	\$0
2030/2031	\$3,255,600	\$26.638	\$86,721				\$150				\$532,640	\$0
2031/2032	\$3,255,600	\$26.638	\$86,721								\$619,361	\$0
<b>Cumulative Total</b>			<b>\$1,756,181</b>	<b>\$137,772</b>	<b>\$90,645</b>	<b>\$3,231,277</b>	<b>\$1,236,609</b>	<b>\$502,649</b>	<b>\$0</b>	<b>\$2,600,000</b>	<b>\$619,361</b>	<b>\$0</b>

TID Created as of: 11/15/2004  
Base Value as of: 1/1/2005 \$484,500  
Debt Balance as of: 12/31/2020 \$332,254 (Principal)  
\$35,216 (Interest)  
\$367,470

Statutory Closing: 11/15/2031

Spending period expires 11/15/2026

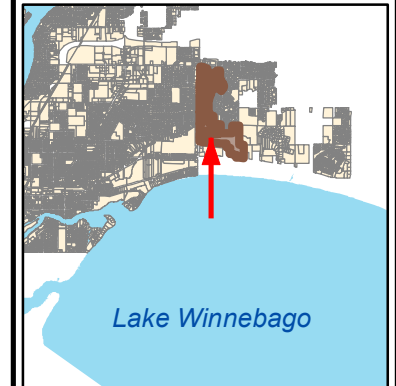
TID 8 may close early, placing the full increment on the tax roll for the 2026 budget year



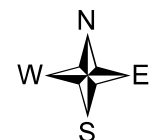
# TIF DISTRICT #9

 TIF District #9

Tax Increment District #9 was created to develop a mixed-use development east of Oneida Street, generally north of Manitowoc Road and south of Midway Road



0 250 500 1,000  
Feet



## TAX INCREMENTAL FINANCING DISTRICT #9- Fund 485

9/27/2021

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	PROVINCE TRAIL GRANT	OTHER REVENES/ SP ASSESSMENT	DEBT SERVICE	OTHER EXPENSES	PROPERTY ACQUISITION/ TRAIL/SEWE	NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
2003/2004			\$0	\$0		\$0	\$0	\$1,025,768		\$2,315,000	\$1,289,232	
2004/2005			\$0	\$0		\$168,814	\$58,101	\$588,543			\$811,402	
2005/2006			\$0	\$0		\$111,643	\$81,705	\$2,194,983		\$2,310,000	\$956,357	
2006/2007			\$21,502	\$222,287		\$35,660	\$255,869	\$690,077			\$289,860	
2007/2008			\$69,895	\$116		\$103,597	\$4,846,973	\$220,203		\$4,665,000	\$61,292	
2008/2009			\$242,990	\$224		\$644	\$340,804	\$78,591			(\$114,245)	
2009/2010			\$361,330	\$2,235		\$0	\$317,028	\$10,839			(\$78,547)	
2010/2011			\$581,987	\$1,566		\$0	\$314,202	\$12,261			\$178,543	
2011/2012	\$20,870,800		\$562,411	\$1,252		\$0	\$2,571,623	\$42,138		\$2,160,000	\$288,445	
2012/2013	\$22,622,000		\$626,402	\$1,328		\$0	\$356,536	\$82,029			\$477,610	
2013/2014	\$21,231,500	\$28.209	\$598,935	\$1,217		\$0	\$342,974	\$45,941			\$688,847	
2014/2015	\$22,972,300	\$26.602	\$611,106	\$1,018		\$0	\$333,272	\$124,358			\$843,341	
2015/2016	\$22,829,400	\$26.403	\$602,770	\$1,316		\$4,458	\$335,111	\$285,445			\$831,329	
2016/2017	\$24,331,800	\$26.321	\$640,430	\$1,082		\$5,845	\$476,896	\$186,419	\$191,344		\$624,027	
2017/2018	\$37,049,800	\$26.040	\$964,791	\$1,098		\$18,572	\$477,380	\$65,809	\$55,287		\$1,010,013	
2018/2019	\$38,030,800	\$24.836	\$944,542	\$1,800	\$109,949	\$11,906	\$477,485	\$20,218	\$1,496,723		\$83,784	\$16,391,298
2019/2020	\$36,087,400	\$24.236	\$874,617	\$2,538		\$99,828	\$477,449	\$12,928	\$181,182	\$1,390,000	\$1,779,207	\$3,850,442
<b>Total as of 2020</b>			<b>\$7,703,707</b>	<b>\$239,077</b>	<b>\$109,949</b>	<b>\$560,966</b>	<b>\$12,063,407</b>	<b>\$5,686,550</b>	<b>\$1,924,536</b>	<b>\$12,840,000</b>		
2020/2021	\$42,332,300	\$23.590	\$998,634	\$3,276		\$0	\$697,994	\$6,540			\$2,076,582	\$3,152,448
2021/2022	\$38,629,500	\$23.590	\$911,284			\$0	\$697,983	\$10,635			\$2,279,248	\$2,454,464
2022/2023	\$38,629,500	\$23.590	\$911,284			\$87,719	\$697,972	\$10,635			\$2,569,643	\$1,756,492
2023/2024						\$87,719	\$697,961				\$1,959,401	\$1,058,531
2024/2025						\$87,719	\$419,007				\$1,628,113	\$639,524
2025/2026						\$87,719	\$418,995				\$1,296,837	\$220,529
2026/2027							\$220,529				\$1,076,308	\$0
<b>Cumulative Total</b>			<b>\$10,524,909</b>	<b>\$242,353</b>	<b>\$109,949</b>	<b>\$911,842</b>	<b>\$15,913,849</b>	<b>\$5,714,360</b>	<b>\$1,924,536</b>	<b>\$12,840,000</b>	<b>\$1,076,308</b>	

TID Created as of: 11/15/2004

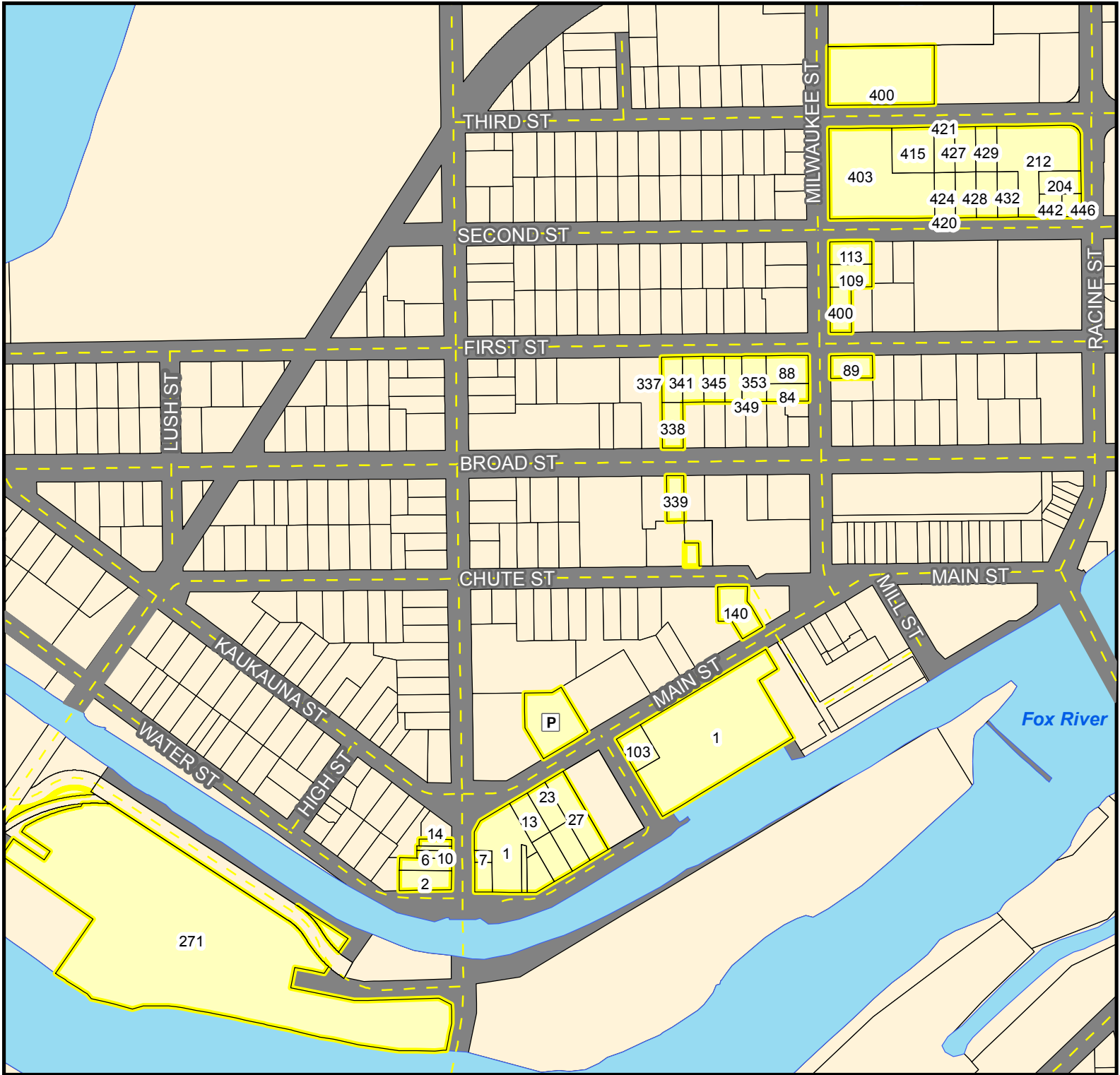
Base Value as of:	1/1/2005	\$3,458,400
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Debt Balance as of:	12/31/2020	\$3,495,602	(Principal)
		<u>\$354,840</u>	(Interest)
		<u>\$3,850,442</u>	

Statutory Closing: 11/15/2024

Spending period expires 11/15/2019

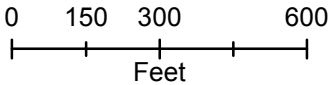
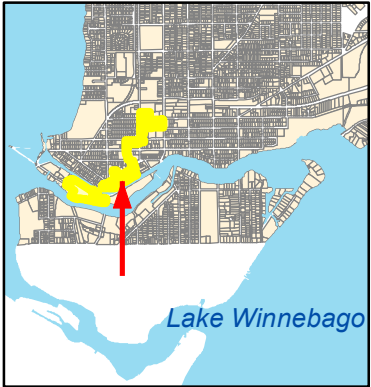
TID 9 may close early, placing the full increment on the tax roll for the 2024 budget year



# TIF DISTRICT #10

 TIF District #10

Tax Increment District #10 was created to support the cinema development and the redevelopment of the former Doerings Super Valu at Milwaukee and Third Streets.



## TAX INCREMENTAL FINANCING DISTRICT #10 - Fund 487

9/27/2021

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	PROPERTY ACQ	DEVELOPER INCENTIVE BERTRAM DENTAL	DEVELOPER INCENTIVE BRIN	ADVANCE FROM TID #5	NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
2005/2006			\$0	\$0	\$0	\$7,436	\$366,214					\$375,000	\$1,350	
2006/2007			\$0	\$0	\$0	\$23,563	\$3,139					\$0	(\$25,352)	
2007/2008			\$59,449	\$12,581	\$0	\$34,111							\$12,567	
2008/2009			\$82,516	\$10,562	\$0	\$34,110							\$71,535	
2009/2010			\$72,996	\$10,554	\$0	\$34,110	\$5,506						\$115,469	
2010/2011			\$70,538	\$9,345	\$0	\$409,110	\$30,480				\$250,000		\$5,762	
2011/2012	\$1,512,100	\$27.198	\$41,126	\$4,945	\$0	\$9,391	\$12,616				(\$29,000)		\$827	
2012/2013	\$2,263,800	\$27.877	\$63,109	\$11,072	\$0	\$0	\$7,563						\$67,444	
2013/2014	\$1,397,500	\$28.207	\$39,420	\$28,933	\$0	\$0	\$3,305						\$132,492	
2014/2015	\$1,743,100	\$28.056	\$48,905	\$20,557	\$250,000	\$0	\$281,119						\$170,835	
2015/2016	\$2,438,200	\$27.976	\$68,212	\$14,450	\$0	\$0	\$31,658				(\$221,000)		\$839	
2016/2017	\$2,710,100	\$27.897	\$75,603	\$11,390	\$632	\$0	\$12,570						\$75,894	
2017/2018	\$2,249,100	\$27.733	\$62,375	\$11,558	\$2,194	\$0	\$188,705						(\$36,685)	
2018/2019	\$1,846,900	\$27.157	\$50,156	\$12,350	\$102	\$0	\$71,961						(\$46,039)	
2019/2020	\$2,474,500	\$26.921	\$66,615	\$15,694	\$71	\$0	\$99,912	\$126,503	\$17,009				(\$207,081)	\$133,420
<b>Total as of 2020</b>			<b>\$801,019</b>	<b>\$173,990</b>	<b>\$252,999</b>	<b>\$551,831</b>	<b>\$1,114,748</b>	<b>\$126,503</b>	<b>\$17,009</b>	<b>\$0</b>	<b>\$0</b>	<b>\$375,000</b>		
2020/2021	\$2,457,100	\$26.638	\$65,451	\$19,039	\$59,875		\$39,328		\$13,082				(\$115,126)	\$120,338
2021/2022	\$2,652,000	\$26.638	\$70,643		\$0		\$81,867		\$17,191				(\$143,541)	\$103,147
2022/2023	\$2,652,000	\$26.638	\$70,643		\$0		\$10,635		\$17,191				(\$100,725)	\$85,956
2023/2024	\$2,652,000	\$26.638	\$70,643		\$0		\$10,635		\$17,191				(\$57,908)	\$68,764
2024/2025	\$2,652,000	\$26.638	\$70,643		\$0		\$10,635		\$17,191				(\$15,091)	\$202,002
2025/2026	\$2,652,000	\$26.638	\$70,643		\$0		\$10,635		\$17,191				\$27,725	\$34,382
2026/2027	\$2,652,000	\$26.638	\$70,643		\$0		\$10,635		\$17,191				<b>\$70,542</b>	<b>\$17,191</b>
2027/2028	\$2,652,000	\$26.638	\$70,643		\$0		\$150		\$17,191				\$123,844	\$0
2028/2029	\$2,652,000	\$26.638	\$70,643		\$0		\$150						\$194,337	\$0
2029/2030	\$2,652,000	\$26.638	\$70,643		\$0		\$150						\$264,830	\$0
2030/2031	\$2,652,000	\$26.638	\$70,643		\$0		\$150						\$335,323	\$0
2031/2032	\$2,652,000	\$26.638	\$70,643		\$0		\$150						\$405,816	\$0
2032/2033	\$2,652,000	\$26.638	\$70,643		\$0		\$150						\$476,309	\$0
2033/2034	\$2,652,000	\$26.638	\$70,643		\$0								\$546,951	
<b>Cumulative Total</b>			<b>\$1,784,828</b>	<b>\$193,029</b>	<b>\$312,874</b>	<b>\$551,831</b>	<b>\$1,290,018</b>	<b>\$126,503</b>	<b>\$150,428</b>	<b>\$0</b>	<b>\$0</b>	<b>\$375,000</b>		

TID Created as of: 6/5/2006

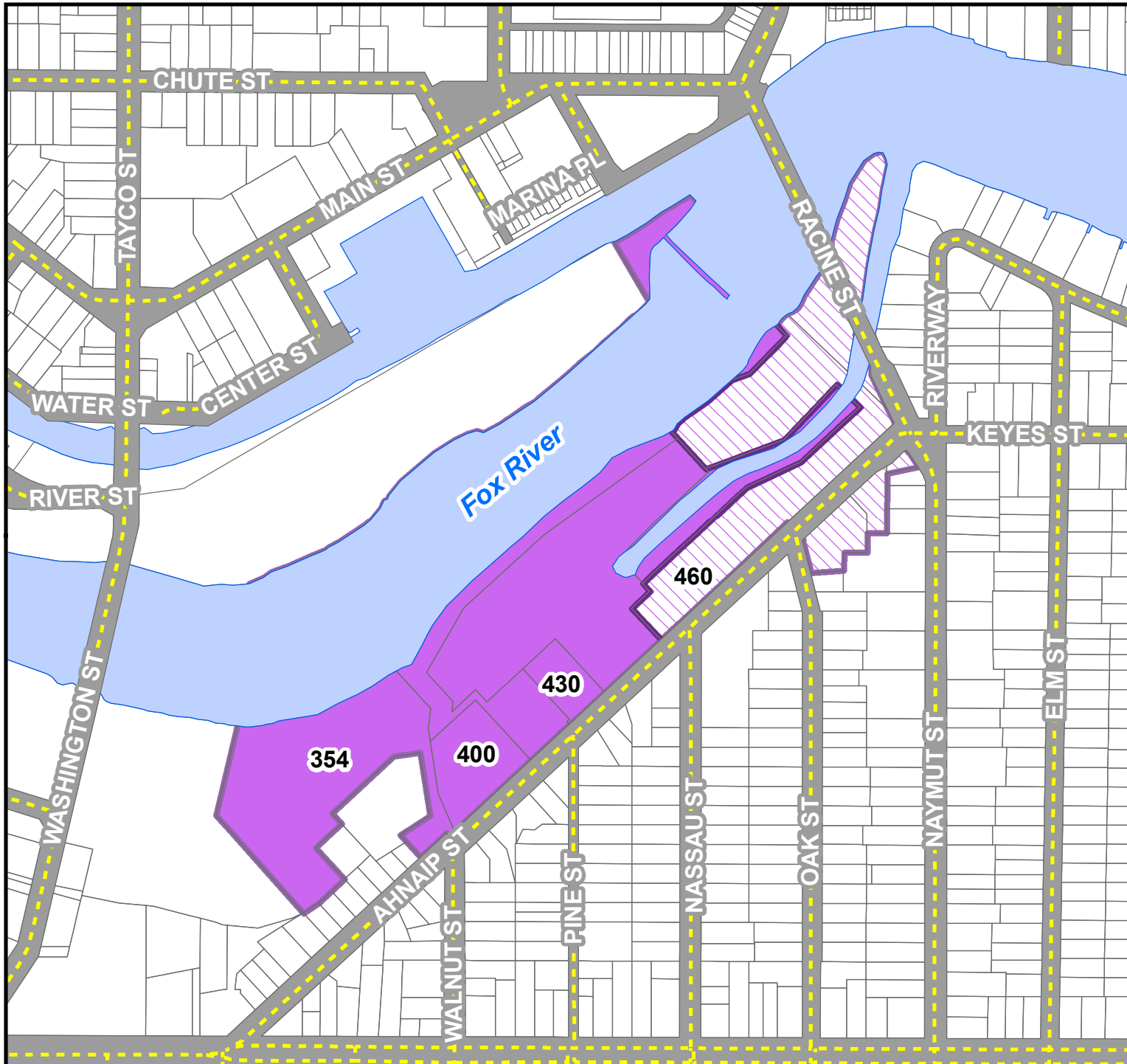
Base Value as of: 1/1/2006 \$9,701,900

Debt Balance as of: 12/31/2020  
\$0 (Principal)  
\$0 (Interest)  
\$0



Statutory Closing: 6/5/2033

Spending period expires 6/5/2028

TID 10 may close early, placing the full increment on the tax roll for the 2028 budget year

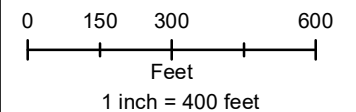


# TIF DISTRICT #11

-  Proposed Boundary Amend.
-  TIF District #11

Tax Increment District #11 was created to support the redevelopment of the former Gilbert Paper Mill Site.

Boundary Amendment #1, is being proposed to continue to support the redevelopment of the Ahnaip Street corridor including the Banta Publishing Site.



# TAX INCREMENTAL FINANCING DISTRICT #11 - Fund 489

9/27/2021

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	DEVELOPER INCENTIVE GILBERT	Developer Incentive	NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
2007/2008			\$0	\$0	\$0	\$0	\$30,175				(\$30,175)	
2008/2009			\$25,812	\$0	\$0	\$0	\$10,531	\$38,978			(\$53,872)	
2009/2010			\$45,166	\$0	\$20,000	\$0	\$150	\$68,093			(\$56,949)	
2010/2011			\$84,777	\$0	\$0	\$0	\$4,288	\$70,624			(\$47,084)	
2011/2012	\$2,772,500	\$27.198	\$75,406	\$0	\$0	\$0	\$150	\$68,081			(\$39,909)	
2012/2013	\$2,745,200	\$27.877	\$76,529	\$0	\$0	\$0	\$4,653	\$663,692		\$786,816	\$155,091	
2013/2014	\$2,555,400	\$28.207	\$72,081	\$0	\$142,003	\$0	\$59,085	\$198,757			\$111,333	
2014/2015	\$2,503,500	\$28.056	\$70,239	\$0	\$422,210	\$0	\$796,105	\$16,230			(\$208,553)	
2015/2016	\$2,935,800	\$27.976	\$82,133	\$269	\$0	\$61,974	\$778,616	\$16,870		\$768,634	(\$214,977)	
2016/2017	\$2,929,100	\$27.897	\$81,712	\$354	\$0	\$59,562	\$25,838	\$17,271			(\$235,583)	
2017/2018	\$2,760,200	\$27.733	\$76,549	\$360	\$0	\$58,435	\$12,527	\$17,587			(\$247,223)	
2018/2019	\$2,815,300	\$27.157	\$76,455	\$997	\$0	\$58,435	\$15,685	\$17,995			(\$261,886)	\$1,114,937
2019/2020	\$3,259,100	\$26.921	\$87,737	\$368	\$0	\$58,435	\$13,340	\$16,096			(\$261,652)	\$759,659
<b>Total as of 2020</b>			<b>\$854,596</b>	<b>\$2,347</b>	<b>\$584,213</b>	<b>\$296,843</b>	<b>\$1,751,142</b>	<b>\$1,210,274</b>	<b>\$0</b>	<b>\$1,555,450</b>		
2020/2021	\$3,313,100	\$26.638	\$88,253	\$368		\$58,435	\$382,930	\$16,294			(\$630,691)	\$701,224
2021/2022	\$3,012,400	\$26.638	\$80,243			\$58,435	\$1,667,936	\$16,294			(\$2,293,113)	\$642,789
2022/2023	\$3,012,400	\$26.638	\$80,243			\$58,435	\$15,000	\$3,895			(\$2,290,200)	\$584,353
2023/2024	\$3,012,400	\$26.638	\$80,243			\$58,435	\$15,000				(\$2,283,393)	\$525,918
2024/2025	\$3,012,400	\$26.638	\$80,243			\$58,435	\$15,000				(\$2,276,585)	\$467,483
2025/2026	\$3,012,400	\$26.638	\$80,243			\$58,435	\$15,000				(\$2,269,777)	\$409,047
2026/2027	\$3,012,400	\$26.638	\$80,243			\$58,435	\$15,000				(\$2,262,969)	\$350,612
2027/2028	\$3,012,400	\$26.638	\$80,243			\$58,435	\$15,000				(\$2,256,162)	\$292,177
2028/2029	\$3,012,400	\$26.638	\$80,243			\$58,435	\$15,000				(\$2,249,354)	\$233,741
2029/2030	\$3,012,400	\$26.638	\$80,243			\$58,435	\$15,000				(\$2,242,546)	\$175,306
2030/2031	\$3,012,400	\$26.638	\$80,243			\$58,435	\$15,000				(\$2,235,738)	\$116,871
2031/2032	\$3,012,400	\$26.638	\$80,243			\$58,435	\$150				(\$2,214,081)	\$58,435
2032/2033	\$3,012,400	\$26.638	\$80,243			\$58,435	\$150				(\$2,192,423)	\$0
2033/2034	\$3,012,400	\$26.638	\$80,243				\$150				(\$2,112,330)	\$0
2034/2035	\$3,012,400	\$26.638	\$80,243								(\$2,032,087)	\$0
<b>Cumulative Total</b>			<b>\$2,066,252</b>	<b>\$2,715</b>	<b>\$584,213</b>	<b>\$1,056,502</b>	<b>\$3,937,458</b>	<b>\$1,246,757</b>	<b>\$0</b>	<b>\$1,555,450</b>	<b>(\$2,032,087)</b>	<b>\$0</b>

TID Created as of: 7/16/2007

Base Value as of: 1/1/2007 \$284,900

Debt Balance as of: 12/31/2020

\$601,974	(Principal)
\$157,686	(Interest)
<u>\$759,660</u>	

Statutory Closing: 7/16/2034

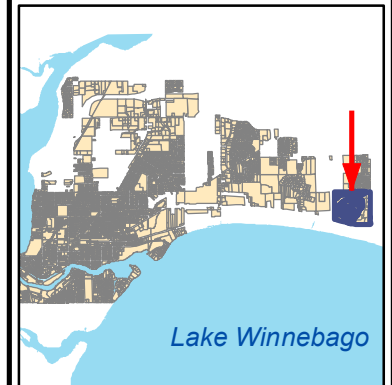
Spending Period Expires 7/16/2029

\*\*TID 11 is showing project costs projected to occur in 2021 and 2022, however has not taken into consideration future increment of the Banta Site

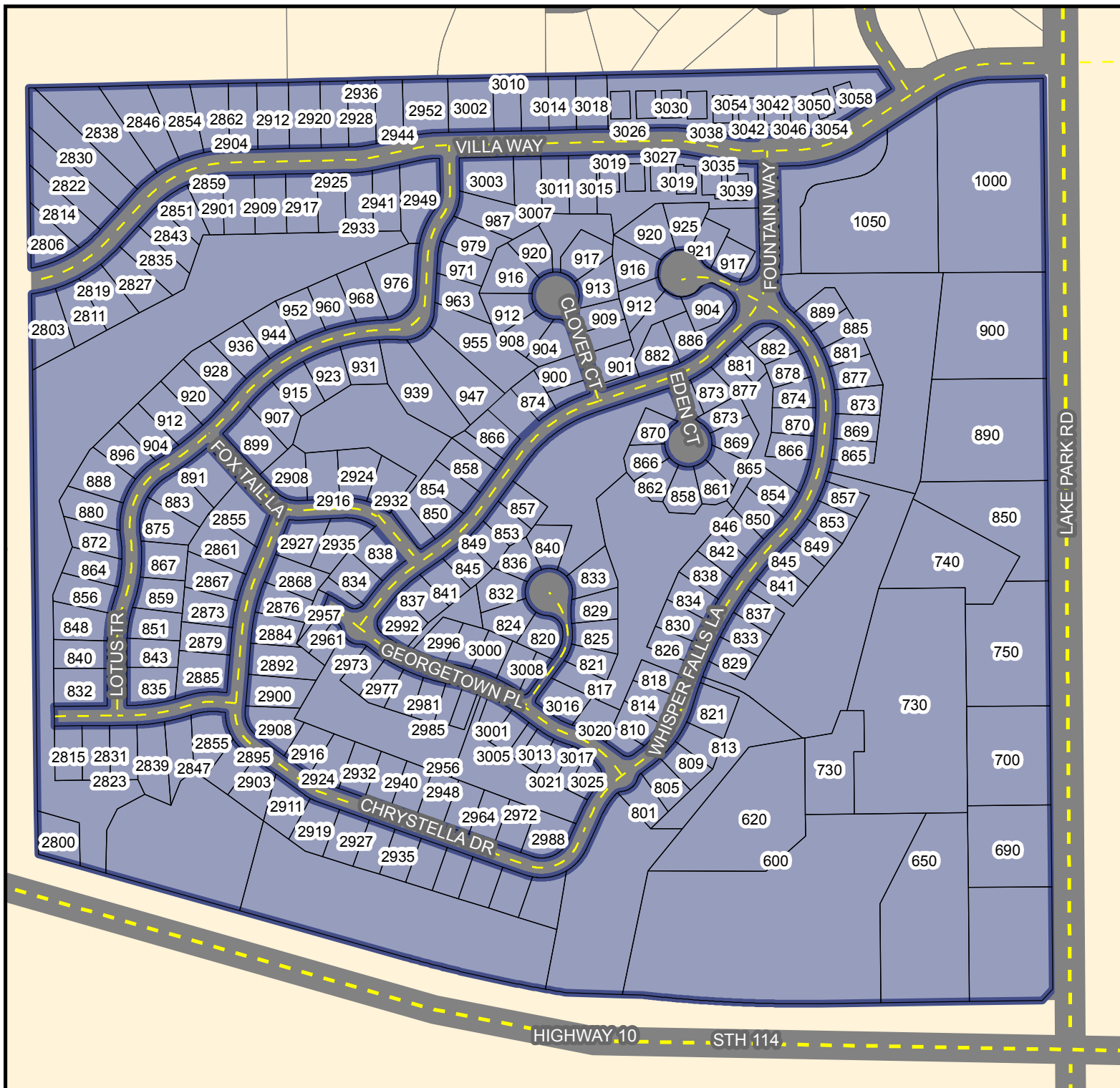
# TIF DISTRICT #12

 TIF District #12

Tax Increment District #12 was created to stimulate development in the Lake Park Villas area at STH 114 and Lake Park Road.



0 150 300 600  
Feet



## TAX INCREMENTAL FINANCING DISTRICT #12 - Fund 492

9/27/2021

Tax Year/Collection Year	Tax Increment	TIF (Tax) Rate	TIF Amount	Exempt Computer Aid/PP Aid	Other Revenues/ Sp Assess	Debt Service	Other Expenses	Transfer to RDA/Land Acq Development	Developer Incentive/Ponds	Developer Incentive/Lake Shore	Future Development Incentives	New Borrowing	End of Year Fund Balance	Remaining Liabilities
2010/2011			\$0	\$0	\$0	\$0	\$61,635						(\$61,635)	
2011/2012			\$0	\$0	\$0	\$0	\$40,738	\$270,000					(\$372,373)	
2012/2013	(\$1,639,600)		\$0	\$150	\$0	\$0	\$4,721	\$270,000					(\$646,944)	
2013/2014	(\$749,000)		\$0	\$32	\$5,000	\$0	\$63,106	\$270,000	\$38,236				(\$1,013,254)	
2014/2015	\$7,365,500	\$26.602	\$195,936	\$375	\$0	\$0	\$125,533	\$270,000	\$50,923				(\$1,263,399)	
2015/2016	\$13,202,900	\$26.403	\$348,599	\$573	\$0	\$0	\$121,249	\$270,000	\$83,889				(\$1,389,365)	
2016/2017	\$15,360,100	\$26.321	\$404,288	\$360	\$0	\$0	\$106,119	\$270,000	\$95,085				(\$1,455,920)	
2017/2018	\$22,665,000	\$26.040	\$590,205	\$366	\$0	\$0	\$260,843	\$270,000	\$408,025			\$354,888	(\$1,449,329)	
2018/2019	\$35,338,100	\$24.836	\$877,666	\$788	\$0	\$0	\$716,777	\$270,000	\$471,899				(\$2,029,552)	
2019/2020	\$40,542,700	\$24.236	\$982,596	\$3,154	\$686	\$370,490	\$186,989	\$405,911	\$617,882			\$675,000	(\$1,949,387)	
<b>Total as of 2020</b>			<b>\$3,399,290</b>	<b>\$5,798</b>	<b>\$5,686</b>	<b>\$370,490</b>	<b>\$1,687,711</b>	<b>\$2,565,911</b>	<b>\$1,765,938</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,029,888</b>		
2020/2021	\$49,605,200	\$23.590	\$1,170,204	\$5,521	\$114,478	\$694,088	\$452,749	\$414,254	\$602,166			\$425,000	(\$2,397,441)	\$3,902,401
2021/2022	\$49,933,700	\$23.590	\$1,177,954		\$48,272	\$57,102	\$81,758	\$422,847	\$602,166				(\$2,335,089)	\$3,247,851
2022/2023	\$49,933,700	\$23.590	\$1,177,954		\$48,272	\$52,450	\$67,650	\$431,698	\$602,166				(\$2,262,827)	\$2,161,537
2023/2024	\$49,933,700	\$23.590	\$1,177,954		\$48,272	\$55,750	\$67,650	\$440,815	\$427,565				(\$2,028,381)	\$7,980,219
2024/2025	\$49,933,700	\$23.590	\$1,177,954		\$48,272	\$53,950	\$67,650	\$450,205					(\$1,373,960)	\$733,252
2025/2026	\$49,933,700	\$23.590	\$1,177,954		\$48,272	\$52,150	\$67,650	\$459,877					(\$727,412)	\$221,225
2026/2027	\$49,933,700	\$23.590	\$1,177,954			\$55,250	\$67,650						\$327,642	\$165,975
2027/2028	\$49,933,700	\$23.590	\$1,177,954			\$53,500	\$37,650						\$1,414,446	\$112,475
2028/2029	\$49,933,700	\$23.590	\$1,177,954			\$56,925	\$37,650						\$2,497,824	\$55,550
2029/2030	\$49,933,700	\$23.590	\$1,177,954			\$55,550	\$37,650						\$3,582,578	
2030/2031	\$49,933,700	\$23.590	\$1,177,954				\$37,650						\$4,722,882	
2031/2032	\$49,933,700	\$23.590	\$1,177,954										\$5,900,836	
<b>Cumulative Total</b>			<b>\$17,526,986</b>	<b>\$11,319</b>	<b>\$361,524</b>	<b>\$1,557,206</b>	<b>\$2,711,068</b>	<b>\$5,185,607</b>	<b>\$4,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,454,888</b>	<b>\$5,900,836</b>	

TID Created as of: 5/16/2011  
Base Value as of: 1/1/2011 \$21,715,600  
Debt Balance as of: 12/31/2020 \$630,776 (Principal)  
\$66,643 (Interest)  
\$697,419

Statutory Closing: 5/16/2031

Spending Period Expires 5/16/2026

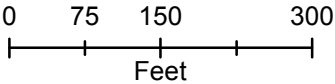
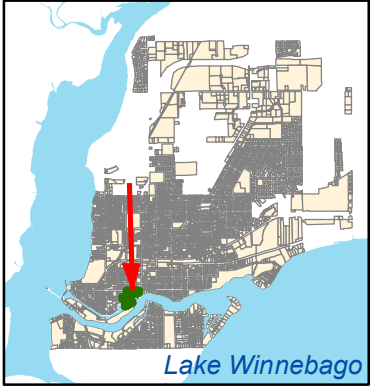
\*\*TID 12 is showing project costs projected to occur in 2021 and 2022, however has not taken into consideration future increment of Lakeshore Ridge Apartments & Developer Incentives



# TIF DISTRICT #13

 TIF District #13

Tax Increment District #13 was created to fund a parking structure and other infrastructure improvements for an office building redevelopment project at Main and Mill Streets.



## TAX INCREMENTAL FINANCING DISTRICT #13 - Fund 493

9/27/2021

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	DEVELOPER INCENTIVE	RAMP INCENTIVE	REPAY CITY ADVANCES	TRANSFER FROM TID 5	NEW BORROWING	END OF YEAR FUND BALANCE	REMAINING LIABILITIES
2014/2015		\$26.602	\$0	\$0	\$0	\$0	\$66,672	\$750,000	\$0		\$750,000		(\$66,672)	
2015/2016		\$27.976	\$0	\$0	\$500,000	\$0	\$415,161	\$1,000,000	\$0			\$337,000	(\$644,832)	
2016/2017	\$5,598,400	\$27.897	\$156,176	\$1,174	\$0	\$0	\$29,720		\$148,368				(\$665,569)	\$8,316,800
2017/2018	\$11,528,800	\$27.733	\$319,731	\$1,192	\$0	\$43,545	\$24,615		\$303,744				(\$716,551)	\$7,969,511
2018/2019	\$16,290,100	\$27.157	\$442,387	\$3,846	\$0	\$43,545	\$24,990		\$420,268				(\$759,120)	\$7,505,698
2019/2020	\$16,879,100	\$26.921	\$454,398	\$1,930	\$0	\$43,545	\$27,086		\$431,678				(\$805,101)	\$6,899,840
<b>Total as of 2020</b>			<b>\$1,372,692</b>	<b>\$8,142</b>	<b>\$500,000</b>	<b>\$130,635</b>	<b>\$588,243</b>	<b>\$1,750,000</b>	<b>\$1,304,058</b>	<b>\$0</b>	<b>\$750,000</b>	<b>\$337,000</b>		
2020/2021	\$17,585,100	\$26.638	\$468,425	\$1,221			\$43,545	\$27,085	\$445,004				(\$851,090)	\$6,411,291
2021/2022	\$15,308,700	\$26.638	\$407,787				\$43,545	\$937,085	\$387,397				(\$1,811,330)	\$5,980,349
2022/2023	\$15,308,700	\$26.638	\$407,787				\$43,545	\$27,085	\$387,397				(\$1,861,571)	\$5,549,406
2023/2024	\$15,308,700	\$26.638	\$407,787				\$43,545	\$27,085	\$387,397				(\$1,911,811)	\$5,118,464
2024/2025	\$15,308,700	\$26.638	\$407,787				\$43,545	\$27,085	\$387,397				(\$1,962,052)	\$4,687,522
2025/2026	\$15,308,700	\$26.638	\$407,787				\$43,545	\$27,085	\$387,397				(\$2,012,293)	\$4,256,579
2026/2027	\$15,308,700	\$26.638	\$407,787					\$27,085	\$387,397				(\$2,018,988)	\$3,869,182
2027/2028	\$15,308,700	\$26.638	\$407,787					\$27,085	\$387,397				(\$2,025,684)	\$3,481,784
2028/2029	\$15,308,700	\$26.638	\$407,787					\$27,085	\$387,397				(\$2,032,380)	\$3,094,387
2029/2030	\$15,308,700	\$26.638	\$407,787					\$27,085	\$387,397				(\$2,039,075)	\$2,706,989
2030/2031	\$15,308,700	\$26.638	\$407,787					\$27,085	\$387,397				(\$2,045,771)	\$2,319,592
2031/2032	\$15,308,700	\$26.638	\$407,787					\$27,085	\$387,397				(\$2,052,467)	\$2,228,929
2032/2033	\$15,308,700	\$26.638	\$407,787					\$27,085	\$387,397				(\$2,059,162)	\$1,544,804
2033/2034	\$15,308,700	\$26.638	\$407,787					\$27,085	\$387,397				(\$2,065,858)	\$1,157,406
2034/2035	\$15,308,700	\$26.638	\$407,787					\$27,085	\$387,397				(\$2,072,554)	
2035/2036	\$15,308,700	\$26.638	\$407,787					\$27,085	\$387,397				(\$2,079,249)	
2036/2037	\$15,308,700	\$26.638	\$407,787					\$27,085	\$364,605				(\$2,063,152)	
2037/2038	\$15,308,700	\$26.638	\$407,787					\$150					(\$1,655,515)	
2038/2039	\$15,308,700	\$26.638	\$407,787					\$150					(\$1,247,878)	
2039/2040	\$15,308,700	\$26.638	\$407,787					\$150					(\$840,242)	
2040/2041	\$15,308,700	\$26.638	\$407,787					\$150					(\$432,605)	
2041/2042	\$15,308,700	\$26.638	\$407,787					\$150					(\$24,968)	
2042/2043	\$15,308,700	\$26.638	\$407,787										\$382,819	
<b>Cumulative Total</b>			<b>\$10,812,427</b>	<b>\$9,363</b>	<b>\$500,000</b>	<b>\$391,904</b>	<b>\$1,959,438</b>	<b>\$1,750,000</b>	<b>\$7,924,628</b>	<b>\$0</b>	<b>\$750,000</b>	<b>\$337,000</b>	<b>\$382,819</b>	

TID Created as of: 7/6/2015

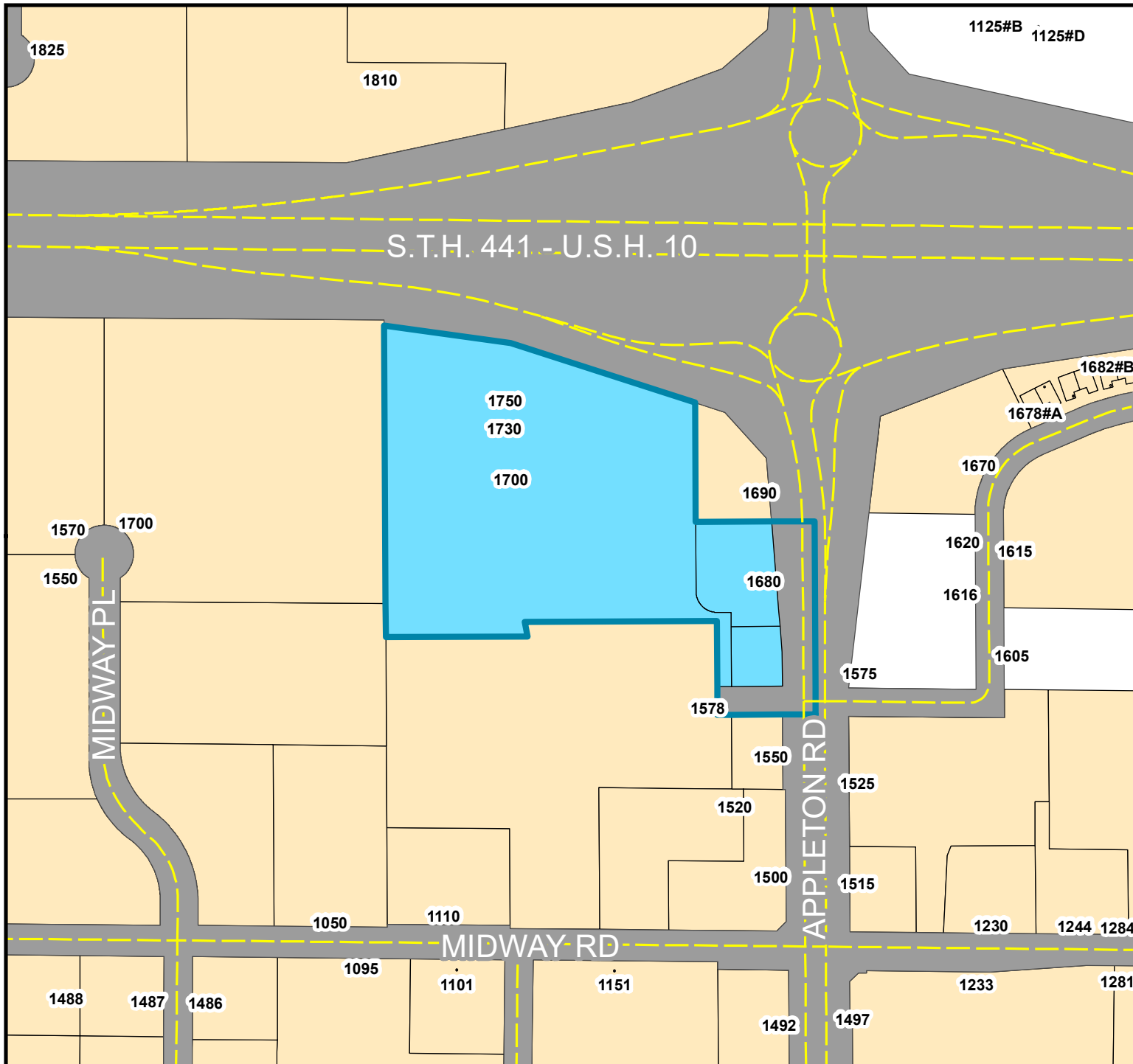
Base Value as of: 1/1/2015 \$248,200

Debt Balance as of: 12/31/2020 \$235,882 (Principal)  
\$25,387 (Interest)  
\$261,269

Statutory Closing: 7/6/2042

Potential Extension: None

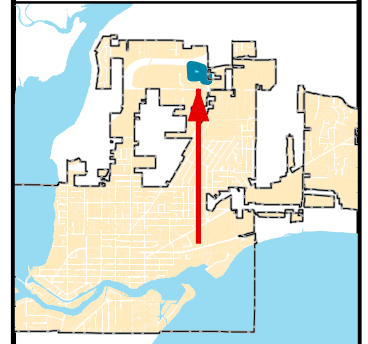
\*\*TID 13 is showing project costs projected to occur in 2021 and 2022, however has not taken into consideration future increment for 225 Main or other future projects as well as developer incentives



## TIF DISTRICT #14

 TIF District #14

Tax Increment District #14 was created to fund the redevelopment of the Shopko Plaza Corridor, creating a new 3 tenant multi-tenant building and renovating the existing facade of the plaza.



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Feet



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# TAX INCREMENTAL FINANCING DISTRICT #14 - Fund 494

9/27/2021

TAX YEAR / COLLECTION YEAR	TAX INCREMENT	TIF (TAX) RATE	TIF AMOUNT	EXEMPT COMPUTER AID/PP AID	OTHER REVENUES	DEBT SERVICE	OTHER EXPENSES	DEVELOPER INCENTIVE			NEW BORROWING	END OF YEAR FUND BALANCE
2018/2019							\$15,500					(\$15,500)
2019/2020					\$9,500		\$20,391					(\$26,391)
<b>Total as of 2020</b>			\$0	\$0	\$9,500	\$0	\$35,891	\$0	\$0	\$0	\$0	
2020/2021	(\$2,229,500)	\$26.638	(\$59,388)				\$12,930					(\$98,709)
2021/2022	(\$2,833,300)	\$26.638	(\$75,472)				\$150					(\$174,332)
2022/2023		\$26.638					\$150					(\$174,482)
2023/2024		\$26.638					\$150					(\$174,632)
2024/2025		\$26.638					\$150					(\$174,782)
2025/2026		\$26.638					\$150					(\$174,932)
2026/2027		\$26.638					\$150					(\$175,082)
2027/2028		\$26.638					\$150					(\$175,232)
2028/2029		\$26.638					\$150					(\$175,382)
2029/2030		\$26.638					\$150					(\$175,532)
2030/2031		\$26.638					\$150					(\$175,682)
2031/2032		\$26.638					\$150					(\$175,832)
2032/2033		\$26.638					\$150					(\$175,982)
2033/2034		\$26.638					\$150					(\$176,132)
2034/2035		\$26.638					\$150					(\$176,282)
2035/2036		\$26.638					\$150					(\$176,432)
2036/2037		\$26.638					\$150					(\$176,582)
2037/2038		\$26.638					\$150					(\$176,732)
2038/2039		\$26.638					\$150					(\$176,882)
2039/2040		\$26.638					\$150					(\$177,032)
2040/2041		\$26.638					\$150					(\$177,182)
2041/2042		\$26.638					\$150					(\$177,332)
2042/2043		\$26.638					\$150					(\$177,482)
2043/2044		\$26.638					\$150					(\$177,632)
2045/2046		\$26.638					\$150					(\$177,782)
2046/2047		\$26.638					\$150					(\$177,932)
2047/2048		\$26.638					\$150					(\$178,082)
<b>Cumulative Total</b>			(\$134,861)	\$0	\$9,500	\$0	\$52,721	\$0	\$0	\$0	\$0	(\$178,082)

TID Created as of: 3/18/2019

Base Value as of: 1/1/2019 \$0

Debt Balance as of: \$0 (Principal)  
\$0 (Interest)  
\$0

Statutory Closing: 3/18/2047