



**2017**

**COMBINED TID REPORTS – TIDs 5, 6, 7, 8, 9, 10, 11**

**ANNUAL REPORT  
CITY OF EAU CLAIRE  
12/31/2017**

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**2017**

**TAX INCREMENTAL DISTRICT # 5  
GATEWAY NORTHWEST BUSINESS PARK**



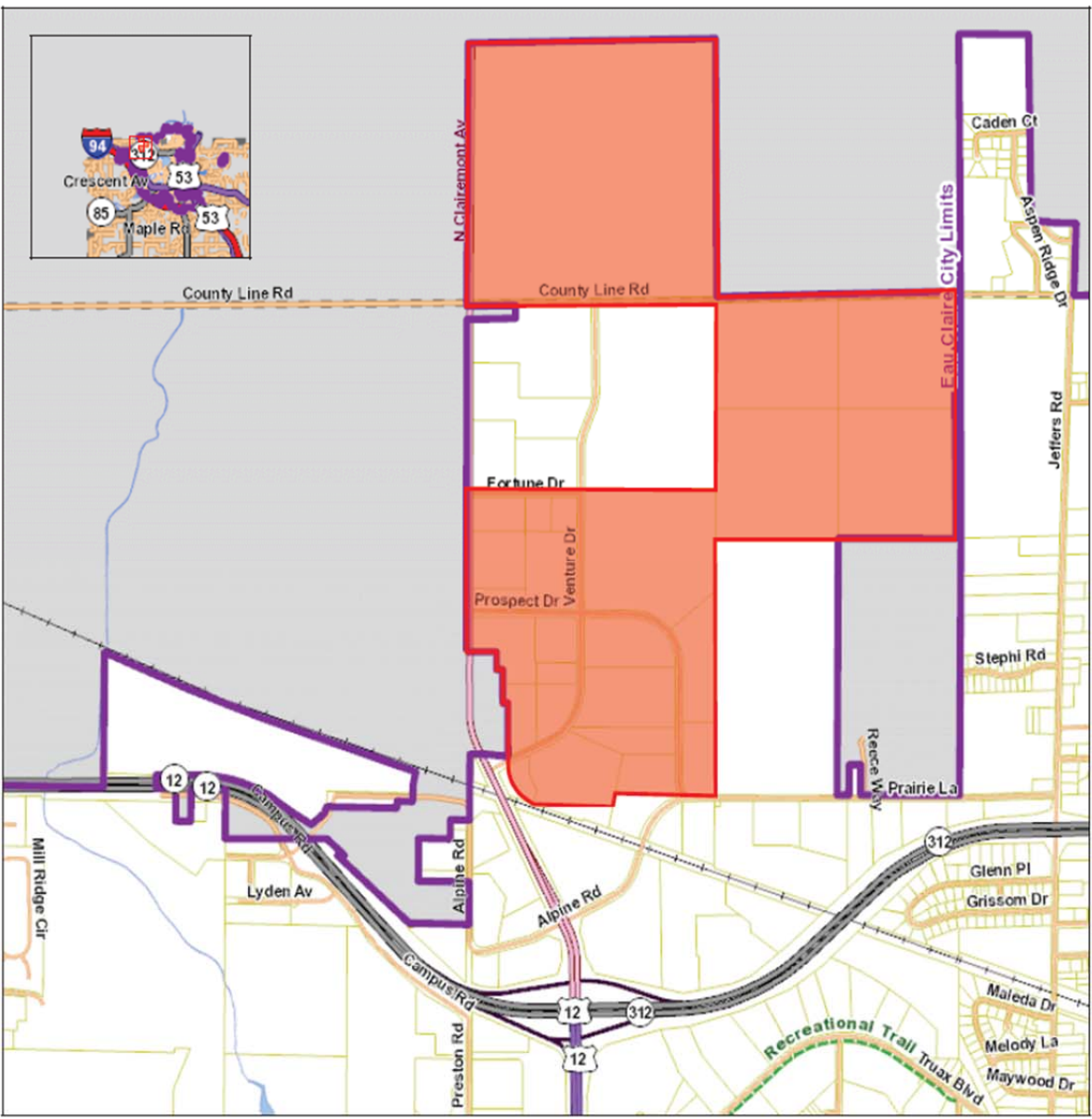
**ANNUAL REPORT  
CITY OF EAU CLAIRE**

**12/31/2017**

# TID #5 - Gateway Northwest Business Park

## Legend

- City Parcels
- Eau Claire County
- City Limits
- Area Outside of City Limits
- Water
- Interstate
- US Highways
- State Roads
- County Roads
- Town Roads
- City and Village Streets
- Ramps
- Railroads
- Recreational Trail





**Tax Incremental District Number Five  
 As of December 31, 2017**

Introduction

Tax Incremental District (TID) #5 was approved effective January 1, 1997 for the purpose of financing infrastructure improvements in the Gateway Northwest Business Park. The original project plan contemplated infrastructure development in three phases including streets, water and sewer utilities, and storm water conveyance. An amendment in 2003 provided for the addition of territory generally to the north of the original boundary, as well as additional project costs. The creation of Tax Incremental District #9 in 2008 allowed for a portion of the project costs in TID #5 to be re-allocated to TID #9.

Expenditures in 2017

Expenditures totaled \$1,128,775.60 in 2017. Of the total, \$1,128,625.60 was for debt service and bond issue costs and the remaining \$150 are for administration costs. No additional construction costs will be incurred as the construction period has ended.

Current Year Expenditures

TID #5 is scheduled to retire \$623,831 in debt in 2018, of which \$595,000 is principal repayment. Debt service will continue through 2020. In addition, annual recertification payments and auditing costs will be expensed until the TID is terminated in 2019.

<b>TID #5 STATUS REPORT</b>	
<b>Name</b>	Gateway Northwest Business Park
<b>Type</b>	Industrial
<b>Effective Date</b>	1/1/1997
<b>Original Project Costs</b>	\$2,680,000
<b>Amendment #1 Date</b>	1/1/2003
<b>Amendment #1 Type</b>	Boundary and project costs
<b>Amended Project Costs</b>	\$11,665,330
<b>End of Construction</b>	10/8/2014
<b>Termination Date</b>	10/8/2019

<b>TID #5 EQUALIZED VALUE</b>	
<b>Base</b>	\$999,700
<b>Increment</b>	\$60,474,500
<b>Total Equalized Value</b>	\$61,474,200
<b>Percent Change</b>	6049%

City of Eau Claire  
Tax Increment Financing Annual Report



**City of Eau Claire**  
Tax Incremental District #5  
Projection of Cash Flow

Year	Sources of Funds				Uses of Funds				Fund Balance		Break-even?	Year
	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service/ Issue Cost	Admin. & Other	Total Uses	Annual	Cumulative		
1 1997	\$ -	\$ 29,802	\$ 1,460,000	\$ 1,489,802	\$ 764,559	\$ 4,882	-	\$ 769,441	\$ 720,361	\$ 720,361	N	1 1997
2 1998	-	32,715	-	32,715	363,755	87,200	-	450,955	(418,240)	\$ 302,121	N	2 1998
3 1999	28,486	10,463	-	38,949	73,471	74,743	-	148,214	(109,265)	\$ 192,856	N	3 1999
4 2000	34,066	47,117	1,580,000	1,661,183	984,179	117,493	-	1,101,672	559,511	\$ 752,367	N	4 2000
5 2001	67,770	22,194	-	89,964	387,834	224,475	-	612,309	(522,345)	\$ 230,022	N	5 2001
6 2002	375,775	13,087	-	388,862	-	206,511	-	206,511	182,351	\$ 412,373	N	6 2002
7 2003	514,227	35,597	-	549,824	44,000	242,746	-	286,746	263,078	\$ 675,451	N	7 2003
8 2004	473,441	77,557	1,000,000	1,550,998	-	261,719	-	261,719	1,289,279	\$ 1,964,731	N	8 2004
9 2005	520,016	120,941	3,000,000	3,640,957	70,057	315,810	-	385,867	3,255,090	\$ 5,219,821	N	9 2005
10 2006	449,030	254,841	-	703,871	2,587,936	427,278	-	3,015,214	(2,311,343)	\$ 2,908,478	N	10 2006
11 2007	449,840	172,085	2,065,000	2,686,925	-	2,478,088	-	2,478,088	208,837	\$ 3,117,315	N	11 2007
12 2008	448,632	104,006	-	552,638	-	497,572	-	497,572	55,066	\$ 3,172,381	N	12 2008
13 2009	488,053	56,085	-	544,138	350,977	474,813	-	825,790	(281,652)	\$ 2,890,728	N	13 2009
14 2010	518,867	31,900	-	550,767	535,784	508,813	150	1,044,747	(493,980)	\$ 2,396,749	N	14 2010
15 2011	685,583	23,556	-	709,139	-	551,309	150	551,459	157,680	\$ 2,554,429	N	15 2011
16 2012	718,365	15,995	-	734,360	-	592,094	150	592,244	142,116	\$ 2,696,545	N	16 2012
17 2013	943,551	43,248	-	986,799	-	640,647	150	640,797	346,002	\$ 3,042,547	N	17 2013
18 2014	1,104,954	44,122	-	1,149,076	2,134,205	843,375	150	2,977,730	(1,828,654)	\$ 1,213,893	N	18 2014
19 2015	1,127,416	114,297	1,955,000	3,196,713	683,178	2,890,825	4,260	3,578,263	(381,550)	\$ 832,343	N	19 2015
20 2016	1,035,487	30,205	-	1,065,692	-	803,614	3,212	806,826	258,866	\$ 1,091,209	N	20 2016
<b>21 2017</b>	<b>1,355,798</b>	<b>39,316</b>	<b>340,000</b>	<b>1,735,114</b>	-	<b>1,124,318</b>	<b>4,458</b>	<b>1,128,776</b>	<b>606,338</b>	<b>\$ 1,697,547</b>	<b>Y</b>	<b>21 2017</b>
22 2018	1,371,276	8,488	-	1,379,764	-	623,831	150	623,981	755,782	\$ 2,453,330	Y	22 2018
23 2019	1,385,219	12,267	-	1,397,486	-	636,681	10,150	646,831	750,655	\$ 3,203,985	Y	23 2019
24 2020	-	-	-	-	-	111,100	19,545	130,645	(130,645)	\$ 3,073,340	Y	24 2020
	<b>\$ 14,095,853</b>	<b>\$ 1,339,884</b>	<b>\$ 11,400,000</b>	<b>\$ 26,835,736</b>	<b>\$ 8,979,935</b>	<b>\$ 14,628,837</b>	<b>\$ 22,980</b>	<b>\$ 23,631,752</b>	<b>\$ 3,203,985</b>			

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

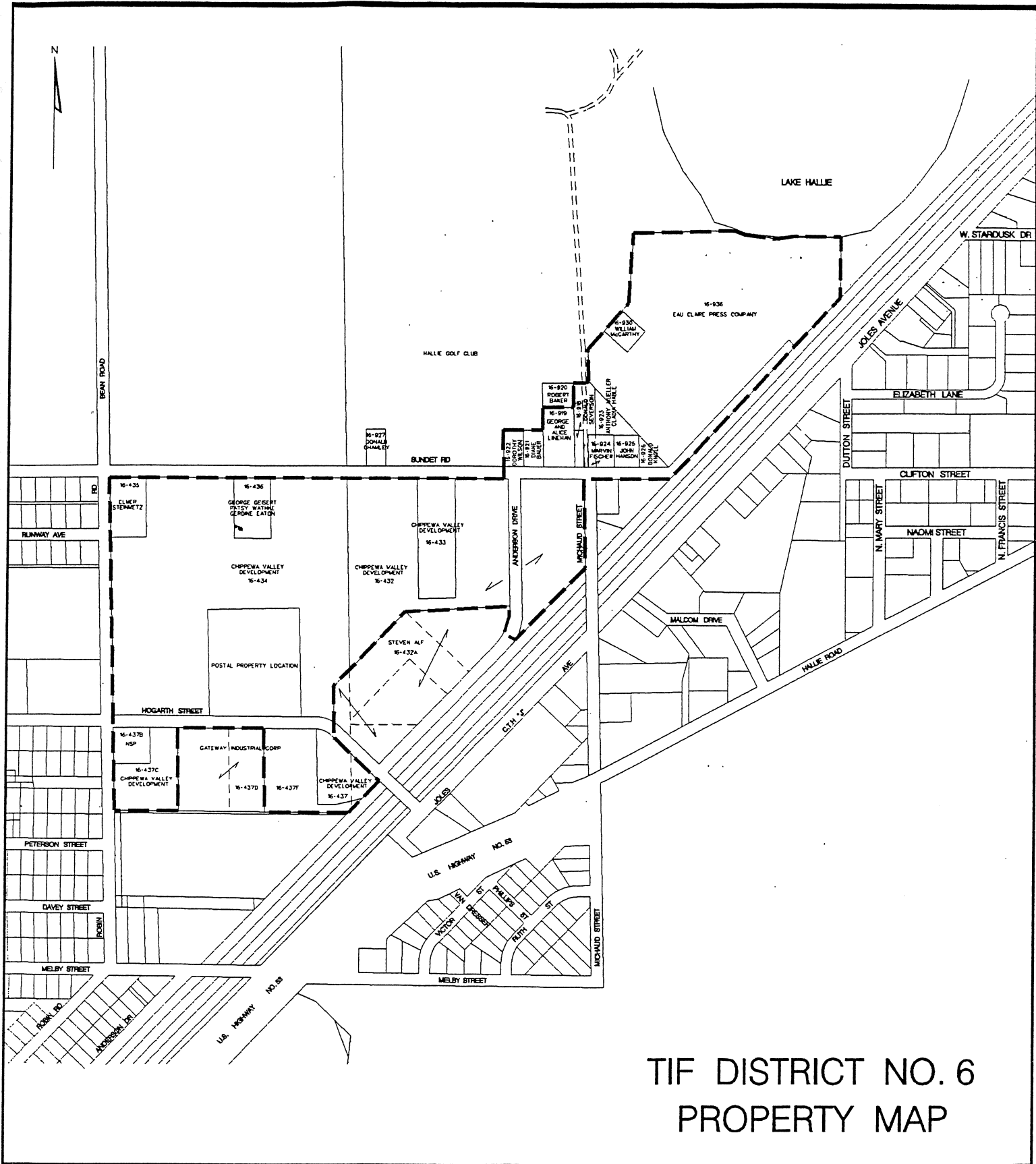


**2017**

**TAX INCREMENTAL DISTRICT # 6  
NORTHEAST INDUSTRIAL AREA**



**ANNUAL REPORT  
CITY OF EAU CLAIRE  
12/31/2017**



TIF DISTRICT NO. 6  
PROPERTY MAP



**Tax Incremental District Number Six  
 As of December 31, 2017**

Introduction

Tax Incremental District (TID) #6 was approved effective January 1, 1997 for the purpose of providing public improvements necessary to accommodate industrial development on the northeast side of the city. The original project plan contemplated infrastructure development in three phases including streets, water and sewer utilities, and storm water conveyance. In 2010 TID #6 generated sufficient increment as to allow termination of the TID. An allocation of excess revenue was made to the underlying taxing jurisdictions following full amortization of the TID's debt.

Expenditures in 2017

Debt service was fully repaid in 2017. An allocation of excess revenue totaling \$179,989.77 was paid out to the underlying taxing jurisdictions.

Current Year Expenditures

TID # 6 is retired.

<b>TID #6 STATUS REPORT</b>	
<b>Name</b>	Northeast Industrial Area
<b>Type</b>	Industrial
<b>Effective Date</b>	1/1/1997
<b>Original Project Costs</b>	\$1,470,000
<b>Amendment #1 Date</b>	N/A
<b>Amendment #1 Type</b>	N/A
<b>Amended Project Costs</b>	N/A
<b>End of Construction</b>	1/28/2015
<b>Termination Date</b>	1/28/2020

*Note: Debt service is still being paid through 4/1/2017. As such, a report for 2016 and 2017 will be required. We can discontinue this report for annual TID reports effective 12/31/2018.*

City of Eau Claire  
Tax Increment Financing Annual Report



**City of Eau Claire**  
Tax Incremental District #6  
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	Total Uses	Annual	Cumulative			
1 1997	\$ -	\$ 11,403	\$ 650,000	\$ 661,403	\$ 424,393	\$ -	\$ 2,160	\$ 426,553	\$ 234,850	\$ 234,850	N	1 1997	
2 1998	-	11,921	-	11,921	-	39,051	-	39,051	(27,130)	\$ 207,720	N	2 1998	
3 1999	49,878	97,914	395,000	542,792	535,898	33,473	1,343	570,714	(27,922)	\$ 179,798	N	3 1999	
4 2000	52,182	28,252	200,000	280,434	-	93,861	2,824	96,685	183,749	\$ 363,547	N	4 2000	
5 2001	66,453	31,979	-	98,432	93,212	82,735	531	176,478	(78,046)	\$ 285,501	N	5 2001	
6 2002	127,080	24,178	-	151,258	75,940	99,573	-	175,513	(24,255)	\$ 261,246	N	6 2002	
7 2003	163,153	21,762	-	184,915	813	97,653	-	98,466	86,450	\$ 347,696	N	7 2003	
8 2004	189,860	25,490	-	215,350	-	105,473	-	105,473	109,878	\$ 457,573	N	8 2004	
9 2005	210,351	36,248	-	246,599	-	103,038	2,534	105,572	141,027	\$ 598,601	N	9 2005	
10 2006	199,712	51,792	-	251,504	-	100,608	90	100,697	150,807	\$ 749,408	N	10 2006	
11 2007	204,104	67,473	780,000	1,051,577	-	866,325	-	866,325	185,252	\$ 934,660	N	11 2007	
12 2008	219,665	42,348	-	262,013	-	109,465	100	109,565	152,448	\$ 1,087,108	N	12 2008	
13 2009	236,174	15,379	-	251,553	-	98,509	100	98,609	152,944	\$ 1,240,052	N	13 2009	
14 2010	248,081	3,518	-	251,599	-	95,508	3,704	99,211	152,388	\$ 1,392,440	N	14 2010	
15 2011	-	1,401	-	1,401	-	131,900	-	131,900	(130,499)	\$ 1,261,941	N	15 2011	
16 2012	-	1,381	-	1,381	-	127,700	-	127,700	(126,319)	\$ 1,135,622	N	16 2012	
17 2013	-	757	-	757	-	123,500	-	123,500	(122,743)	\$ 1,012,879	N	17 2013	
18 2014	-	537	-	537	300,000	129,100	-	429,100	(428,563)	\$ 584,316	N	18 2014	
19 2015	-	865	-	865	-	124,500	-	124,500	(123,635)	\$ 460,681	N	19 2015	
20 2016	-	1,174	-	1,174	-	119,900	-	119,900	(118,726)	\$ 341,955	N	20 2016	
21 2017	-	1,015	-	1,015	-	66,300	276,670	342,970	(341,955)	\$ 0	Y	21 2017	
	\$ 1,966,693	\$ 476,787	\$ 2,025,000	\$ 4,468,480	\$ 1,430,256	\$ 2,748,169	\$ 290,055	\$ 4,468,480	\$ 0				

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



**2017**

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



**ANNUAL REPORT  
CITY OF EAU CLAIRE**

**12/31/2017**





**Tax Incremental District Number Seven  
 As of December 31, 2017**

Introduction

Tax Incremental District (TID) #7 was approved effective January 1, 1997 for the purpose of acquiring and demolishing blighted properties, installing utility and street improvements, developing a parking surface, and providing a riverfront trail and overlook. The TID is located on the site of Eau Claire’s former Soo Line Depot. In 2004 TID #7 was amended by extending the boundary of the District. The TID will terminate in 2024.

Expenditures in 2017

Expenditures totaled \$153,150 in 2017. Of this total, \$150,000 was spent for debt principal amortization and \$3,000 for debt interest amortization. The remaining \$150 was spent to recertify the District with the State Department of Revenue.

Current Year Expenditures

TID #7 is projected to spend \$1,415,486 in 2018. Of this total, \$1,300,000 is for improvements to the Dewey Street Bike and Pedestrian Underpass. \$75,000 is for debt principal amortization, \$34,150 is for the debt issuance cost, \$6,186 is for interest related to advances, and the remaining \$150 is to recertify the District with the State Department of Revenue.

<b>TID #7 STATUS REPORT</b>	
<b>Name</b>	Soo Line Development Area
<b>Type</b>	Blight/Rehab
<b>Effective Date</b>	1/1/1997
<b>Original Project Costs</b>	\$1,270,800
<b>Amendment #1 Date</b>	1/1/2004
<b>Amendment #1 Type</b>	Boundary
<b>Amended Project Costs</b>	\$1,270,800
<b>End of Construction</b>	3/11/2019
<b>Termination Date</b>	3/11/2024

<b>TID #7 EQUALIZED VALUE</b>	
<b>Base</b>	\$329,100
<b>Increment</b>	\$6,599,200
<b>Total Equalized Value</b>	\$6,928,300
<b>Percent Change</b>	2005%

City of Eau Claire  
Tax Increment Financing Annual Report



**City of Eau Claire**  
Tax Incremental District #7  
Projection of Cash Flow

Year	Sources of Funds				Uses of Funds				Fund Balance		Break-even?	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
<b>20 2017</b>	<b>137,091</b>	<b>1,108</b>	-	<b>138,199</b>	-	<b>153,000</b>	<b>150</b>	-	<b>153,150</b>	<b>(14,951)</b>	<b>\$ (412,415)</b>	<b>N</b>	<b>20 2017</b>
21 2018	148,743	-	1,315,000	1,463,743	1,300,000	75,000	34,300	6,186	1,415,486	48,256	\$ (364,158)	N	21 2018
22 2019	153,675	-	-	153,675	-	311,826	150	7,283	319,259	(165,583)	\$ (529,741)	N	22 2019
23 2020	385,852	-	-	385,852	-	323,147	150	10,595	333,892	51,960	\$ (477,781)	N	23 2020
24 2021	620,351	-	-	620,351	-	323,020	150	11,945	335,115	285,236	\$ (192,545)	N	24 2021
25 2022	626,630	-	-	626,630	-	307,233	150	4,814	312,197	314,433	\$ 121,888	N	25 2022
26 2023	632,972	609	-	633,582	-	260,952	150	-	261,102	372,480	\$ 494,368	Y	26 2023
27 2024	639,378	2,472	-	641,850	-	242,611	10,150	-	252,761	389,089	\$ 883,457	Y	27 2024
	<b>\$ 2,130,476</b>	<b>\$ 316,928</b>	<b>\$ 4,485,000</b>	<b>\$ 6,932,404</b>	<b>\$ 2,814,875</b>	<b>\$ 4,411,139</b>	<b>\$ 64,362</b>	<b>\$ 6,186</b>	<b>\$ 7,296,562</b>	<b>\$ (364,158)</b>			

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



**2017**

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

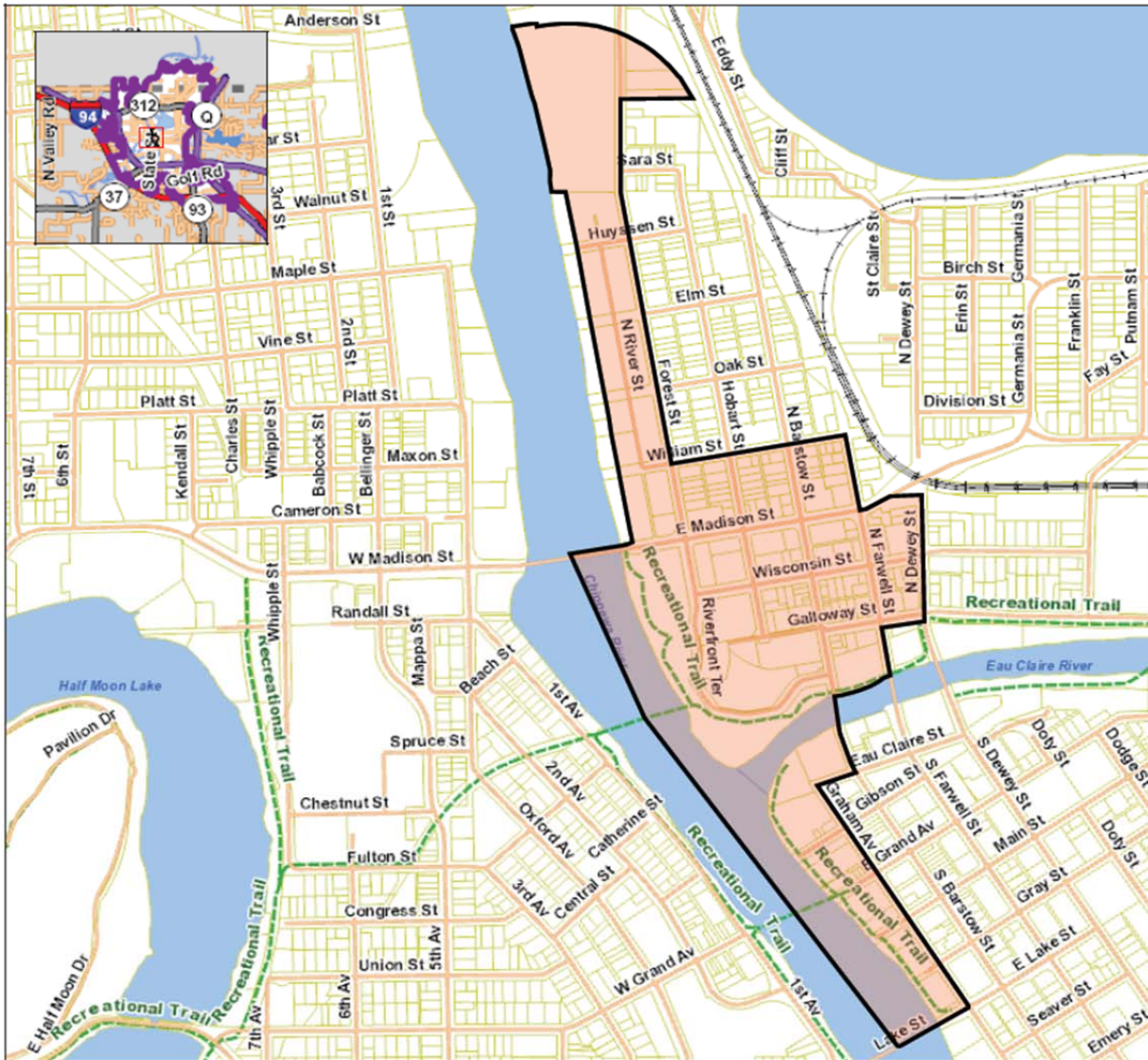


**ANNUAL REPORT  
CITY OF EAU CLAIRE  
12/31/2017**

# TID #8 - Downtown Development Area

## Legend

- City Parcels
- Parcel Labels
- Eau Claire County
- City Limits
- Area Outside of City Limits
- Water
- Interstate
- US Highways
- State Roads
- County Roads
- Town Roads
- City and Village Streets
- Ramps
- Railroads
- Recreational Trail



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

Author:	
Date Printed:	
Source:	



**Tax Incremental District Number Eight  
 As of December 31, 2017**

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 amended by adding project costs for streets and utilities as well as providing for development incentives.

In 2013 TID #8 was amended a second time to add project costs for a downtown parking structure and additional street and utility improvements. The amendment also included a boundary expansion. In 2014 the TID was amended for a third time to include a \$1.5 million contribution to the future Community Arts Facility and additional boundary expansion. TID #8 will terminate in 2029.

Expenditures in 2017

Expenditures totaled \$3,739,246 in 2017, including the City’s contribution of \$1.5 million for the Community Arts facility. Approximately \$2.14 million was spent for debt service payments, with \$1,730,000 amortizing debt principal, and \$414,128 amortizing interest owed. The remainder was due to a debt issuance expense and administrative costs.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$1,556,700. Due to the timing of projects and availability of tax increments, actual expenditures are projected to be \$2,551,121. Of this total, \$156,946 is for street improvements, \$830,300 is for Haymarket Plaza improvements and \$64,000 for increment incentive. \$1,470,325 is for debt principal amortization and \$29,400 for debt interest amortization. The remaining \$150 is to recertify the District with the State Department of Revenue.

<b>TID #8 STATUS REPORT</b>	
<b>Name</b>	Downtown Development Area
<b>Type</b>	Blight/Rehab
<b>Effective Date</b>	1/1/2002
<b>Original Project Costs</b>	\$13,825,000
<b>Amendment #1 Date</b>	1/1/2007
<b>Amendment #1 Type</b>	Project costs
<b>Amended Project Costs</b>	\$16,025,000
<b>Amendment #2 Date</b>	1/1/2013
<b>Amendment #2 Type</b>	Boundary and project costs
<b>Amended Project Costs</b>	\$23,725,000
<b>Amendment #3 Date</b>	1/1/2014
<b>Amendment #3 Type</b>	Boundary and project costs
<b>Amended Project Costs</b>	\$25,225,000
<b>End of Construction</b>	9/24/2024
<b>Termination Date</b>	9/24/2029



<b>TID #8 EQUALIZED VALUE</b>	
<b>Base</b>	\$12,418,400
<b>Increment</b>	\$64,322,000
<b>Total Equalized Value</b>	\$76,740,400
<b>Percent Change</b>	518%

**City of Eau Claire**

Tax Incremental District #8  
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	2002	\$ -	\$ 5,971	\$ 2,000,000	\$ 2,005,971	\$ 90,290	\$ -	\$ 4,523	\$ -	\$ 94,813	\$ 1,911,158	\$ 1,911,158	N	0	2002
1	2003	-	1,135,061	6,600,000	7,735,061	671,650	2,032,083	26,951	-	2,730,684	5,004,377	\$ 6,915,535	N	1	2003
2	2004	5,222	1,244,640	570,000	1,819,862	3,731,570	285,447	1,614	-	4,018,631	(2,198,769)	\$ 4,716,766	N	2	2004
3	2005	86,896	266,676	200,000	553,572	2,667,151	360,596	3,498	-	3,031,245	(2,477,674)	\$ 2,239,093	N	3	2005
4	2006	274,623	561,575	-	836,198	1,878,595	416,663	716	-	2,295,974	(1,459,777)	\$ 779,316	N	4	2006
5	2007	338,272	408,503	1,440,000	2,186,775	1,056,808	558,709	6,263	-	1,621,780	564,994	\$ 1,344,310	N	5	2007
6	2008	357,833	307,803	-	665,636	395,837	639,247	150	-	1,035,234	(369,599)	\$ 974,712	N	6	2008
7	2009	394,738	103,991	-	498,729	2,728,326	878,390	150	-	3,606,866	(3,108,138)	\$ (2,133,426)	N	7	2009
8	2010	498,863	78,037	-	576,900	55,732	622,715	150	-	678,597	(101,697)	\$ (2,235,123)	N	8	2010
9	2011	606,338	133,160	-	739,498	56,850	801,587	150	-	858,587	(119,090)	\$ (2,354,213)	N	9	2011
10	2012	639,256	76,718	-	715,974	37,589	809,789	150	-	847,528	(131,554)	\$ (2,485,767)	N	10	2012
11	2013	697,863	133,407	4,305,000	5,136,270	331,637	5,261,974	150	-	5,593,761	(457,491)	\$ (2,943,258)	N	11	2013
12	2014	862,689	57,328	-	920,017	591,430	636,449	150	-	1,228,029	(308,012)	\$ (3,251,270)	N	12	2014
13	2015	835,589	170,371	9,770,000	10,775,960	6,508,059	829,964	150	-	7,338,173	3,437,786	\$ 186,517	N	13	2015
14	2016	1,287,928	74,350	1,525,000	2,887,278	3,979,342	1,368,283	14,264	-	5,361,889	(2,474,611)	\$ (2,288,094)	N	14	2016
15	2017	<b>1,352,462</b>	<b>282,745</b>	<b>660,000</b>	<b>2,295,207</b>	<b>1,589,107</b>	<b>2,144,128</b>	<b>6,011</b>	-	<b>3,739,246</b>	<b>(1,444,039)</b>	<b>\$ (3,732,133)</b>	<b>N</b>	<b>15</b>	<b>2017</b>
16	2018	1,449,786	67,100	840,000	2,356,886	1,051,246	1,470,325	29,550	-	2,551,121	(194,236)	\$ (3,926,368)	N	16	2018
17	2019	1,500,729	67,100	-	1,567,829	64,000	1,547,326	150	-	1,611,476	(43,648)	\$ (3,970,016)	N	17	2019
18	2020	1,979,727	67,100	-	2,046,827	64,000	1,447,381	150	-	1,511,531	535,297	\$ (3,434,719)	N	18	2020
19	2021	2,232,952	67,100	-	2,300,052	64,000	1,412,422	150	-	1,476,572	823,480	\$ (2,611,240)	N	19	2021
20	2022	2,258,145	67,100	-	2,325,245	64,000	1,391,250	150	-	1,455,400	869,844	\$ (1,741,395)	N	20	2022
21	2023	2,283,590	67,100	-	2,350,690	64,000	1,567,679	150	-	1,631,829	718,861	\$ (1,022,535)	N	21	2023
22	2024	2,309,289	67,100	-	2,376,389	64,000	1,570,235	150	-	1,634,385	742,004	\$ (280,530)	N	22	2024
23	2025	2,335,245	67,100	4,715,000	7,117,345	64,000	5,327,793	150	-	5,391,943	1,725,401	\$ 1,444,871	N	23	2025
24	2026	2,361,460	74,324	-	2,435,785	53,065	2,619,604	150	-	2,672,819	(237,035)	\$ 1,207,836	N	24	2026
25	2027	2,387,938	73,139	-	2,461,078	-	1,726,875	150	-	1,727,025	734,052	\$ 1,941,888	N	25	2027
26	2028	2,414,681	76,809	-	2,491,490	-	1,736,193	150	-	1,736,343	755,148	\$ 2,697,036	Y	26	2028
27	2029	2,361,460	80,585	-	2,442,046	-	2,332,562	10,150	-	2,342,712	99,334	\$ 2,796,370	Y	27	2029
		<b>\$ 34,113,572</b>	<b>\$ 5,881,994</b>	<b>\$ 32,625,000</b>	<b>\$ 72,620,566</b>	<b>\$ 27,922,287</b>	<b>\$ 41,795,670</b>	<b>106,239</b>	<b>\$ -</b>	<b>\$ 69,824,196</b>	<b>\$ 2,796,370</b>				

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

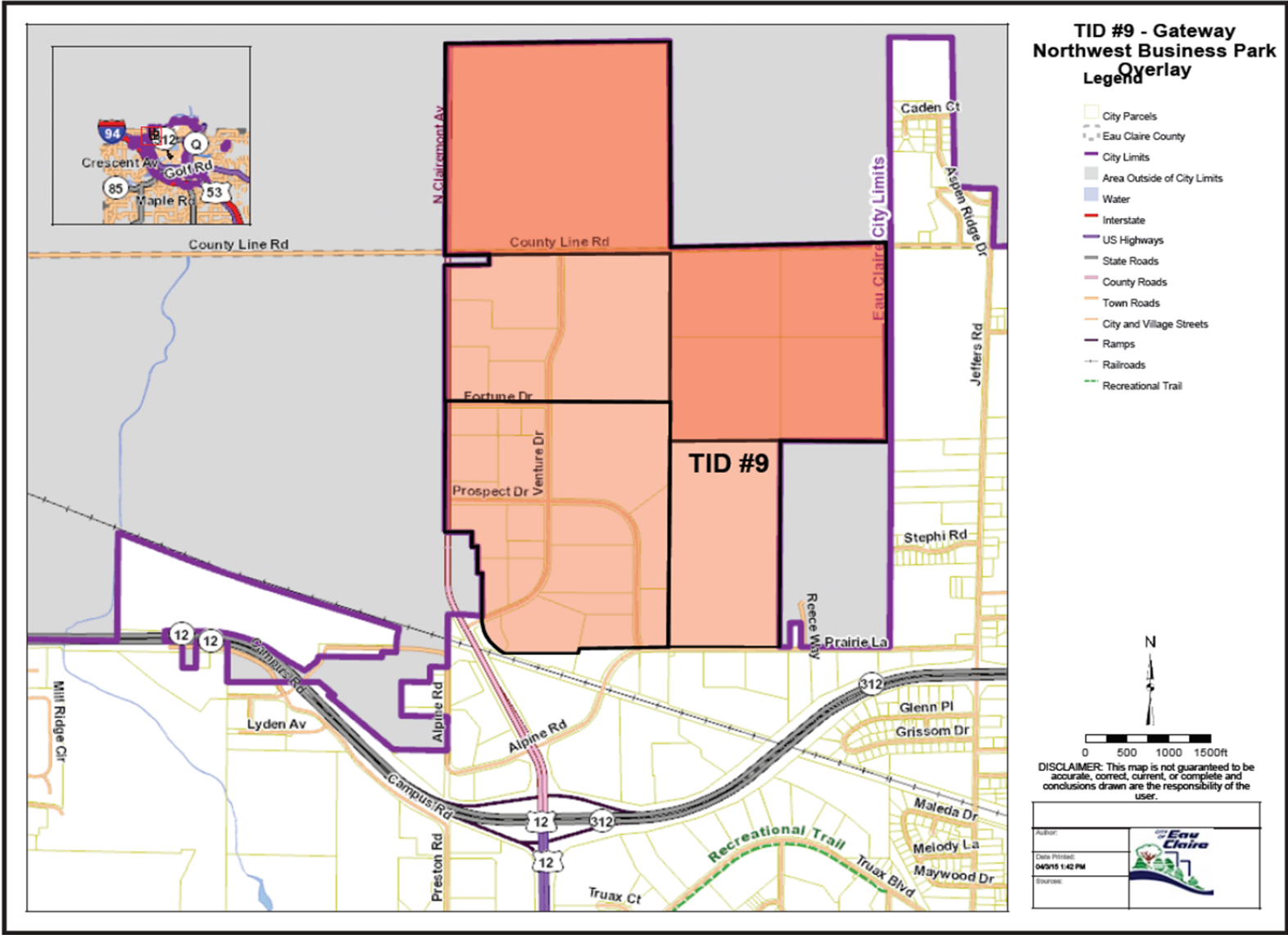


**2017**

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



**ANNUAL REPORT  
CITY OF EAU CLAIRE  
12/31/2017**





**Tax Incremental District Number Nine  
 As of December 31, 2017**

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.

Expenditures in 2017

Expenditures totaled \$150 in 2017, to recertify the District with the State Department of Revenue.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$763,683. Due to the timing of projects and availability of tax increments, actual expenditures are projected to be \$5,242,500. Of this \$5,200,000 is for infrastructure necessary to foster development within the TID. The remainder is for debt issuance expense and administrative costs.

<b>TID #9 STATUS REPORT</b>	
<b>Name</b>	Gateway NW Business Park Overlay
<b>Type</b>	Industrial
<b>Effective Date</b>	1/1/2008
<b>Original Project Costs</b>	\$14,935,000
<b>Amendment #1 Date</b>	N/A
<b>Amendment #1 Type</b>	N/A
<b>Amended Project Costs</b>	N/A
<b>End of Construction</b>	9/9/2023
<b>Termination Date</b>	9/9/2028

<b>TID #9 EQUALIZED VALUE</b>	
<b>Base</b>	\$11,238,900
<b>Increment</b>	\$3,145,000
<b>Total Equalized Value</b>	\$14,383,900
<b>Percent Change</b>	28%

City of Eau Claire  
Tax Increment Financing Annual Report



**City of Eau Claire**  
Tax Incremental District #9  
Projection of Cash Flow

Year	Sources of Funds				Uses of Funds					Fund Balance		Break-even?	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
<b>10 2017</b>	<b>53,619</b>	<b>4,636</b>	-	<b>58,255</b>	-	-	<b>150</b>	-	<b>150</b>	<b>58,105</b>	<b>\$ 384,779</b>	<b>N</b>	<b>10 2017</b>
11 2018	53,318	2,587	2,135,000	2,190,905	5,200,000	-	42,500	-	5,242,500	(3,051,595)	\$ (2,666,816)	N	11 2018
12 2019	70,887	2,717	1,790,000	1,863,603	1,500,000	305,672	39,050	-	1,844,722	18,882	\$ (2,647,934)	N	12 2019
13 2020	74,129	2,852	2,285,000	2,361,981	1,800,000	517,847	44,000	-	2,361,847	135	\$ (2,647,800)	N	13 2020
14 2021	1,204,378	2,995	2,760,000	3,967,373	3,100,000	861,574	48,750	-	4,010,324	(42,951)	\$ (2,690,751)	N	14 2021
15 2022	1,669,745	3,145	2,700,000	4,372,890	3,100,000	1,314,383	48,150	-	4,462,533	(89,643)	\$ (2,780,394)	N	15 2022
16 2023	2,139,766	3,302	550,000	2,693,068	1,000,000	1,802,351	26,650	-	2,829,001	(135,934)	\$ (2,916,328)	N	16 2023
17 2024	2,389,092	3,467	-	2,392,559	-	1,587,582	150	-	1,587,732	804,827	\$ (2,111,501)	N	17 2024
18 2025	2,640,911	3,640	-	2,644,551	-	1,586,672	150	-	1,586,822	1,057,729	\$ (1,053,772)	N	18 2025
19 2026	2,669,853	3,822	-	2,673,676	-	1,585,728	150	-	1,585,878	1,087,797	\$ 34,025	N	19 2026
20 2027	2,699,085	4,014	-	2,703,098	-	1,584,748	150	-	1,584,898	1,118,200	\$ 1,152,225	N	20 2027
21 2028	2,728,609	4,214	-	2,732,823	-	1,583,732	150	-	1,583,882	1,148,941	\$ 2,301,167	Y	21 2028
22 2029	2,758,428	4,425	-	2,762,853	-	1,582,677	10,150	-	1,592,827	1,170,026	\$ 3,471,193	Y	22 2029
	<b>\$ 21,475,099</b>	<b>\$ 51,260</b>	<b>\$ 12,220,000</b>	<b>\$ 33,746,359</b>	<b>\$ 15,700,000</b>	<b>\$ 14,312,967</b>	<b>\$ 262,200</b>	<b>\$ -</b>	<b>\$ 30,275,167</b>	<b>\$ 3,471,193</b>			

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



# 2017

## TAX INCREMENTAL DISTRICT # 10 CONFLUENCE PROJECT



Haymarket Plaza - Final Master Plan Model View A

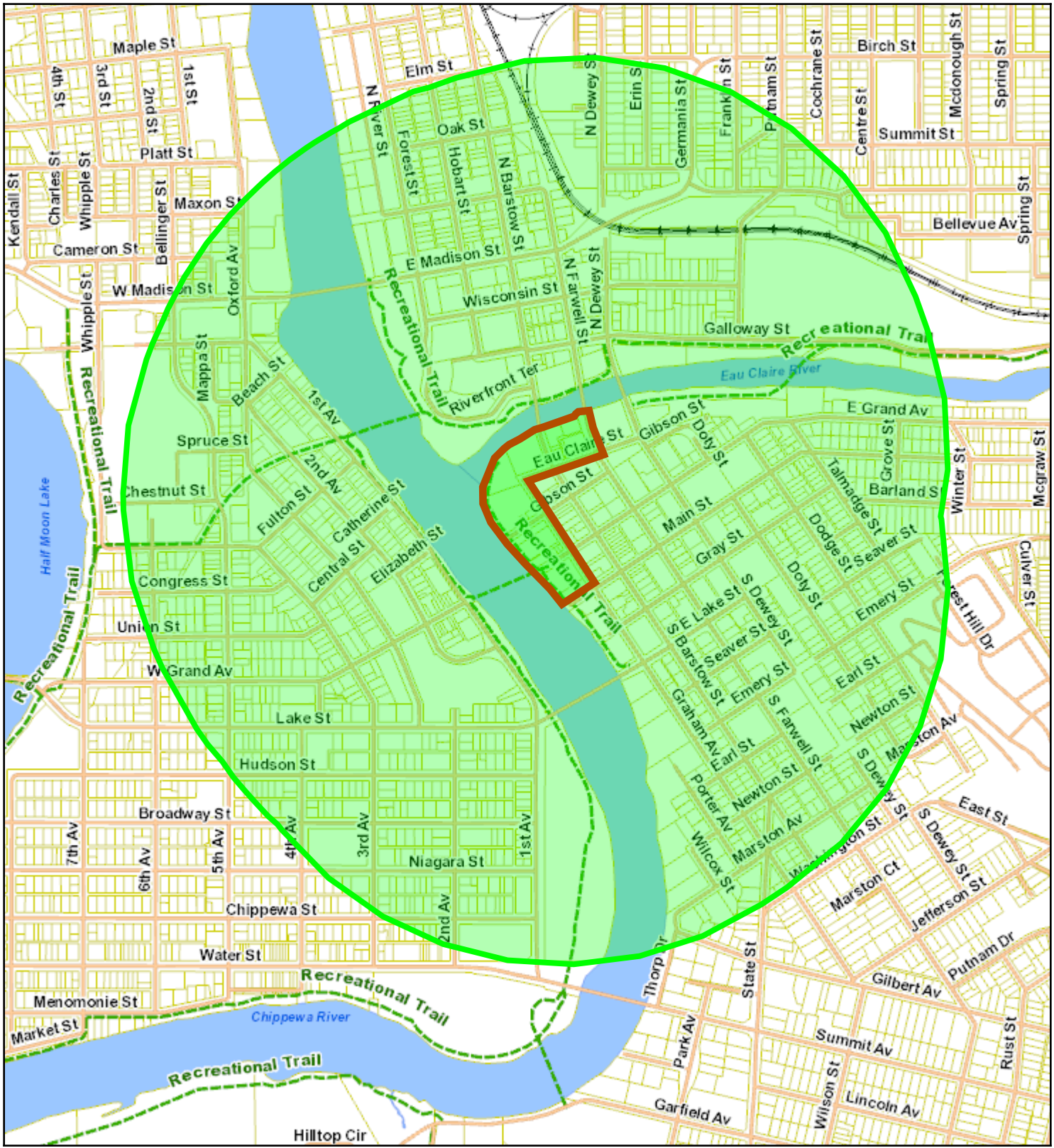
Eau Claire, Wisconsin

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Landscaping Architecture  
100 West Laramie Street  
Madison, WI 53703  
608-258-0264

# ANNUAL REPORT CITY OF EAU CLAIRE 12/31/2017



**Legend**

- City Parcels
- Eau Claire County
- City Limits
- Area Outside of City Limits
- Water
- Interstate
- US Highways
- State Roads
- County Roads
- Town Roads



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

Author:	
Date Printed: 07/24/15 11:37 AM	
Sources:	



**Tax Incremental District Number Ten  
 As of December 31, 2017**

Introduction

In 2014, the City Council approved the creation of TID # 10, for the purpose of development of the downtown South Barstow area. Uses of funds include financial assistance to encourage mixed-use development, a cash grant for a community arts facility, and improvements to the Haymarket Plaza. The TID was amended in 2015 to reduce territory in the District to facilitate the creation of TID # 11, which would otherwise overlap TID # 10. The purpose of TID # 10 remains as originally intended prior to the territory amendment.

Expenditures in 2017

Expenditures totaled \$2,474,547 in 2017. Of this total, \$2,000,000 was spent for the City’s contribution to the Pablo Center at the Confluence. The City spent \$427,135 on debt service payments, with \$265,000 amortizing debt principal and \$162,135 amortizing interest owed. A total of \$37,439 was spent for beginning work on a downtown river walk. Bond issuance costs in 2017 totaled \$9,823. The remaining \$150 was spent to recertify the District with the State Department of Revenue.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$3,829,167. Due to the timing of projects and availability of tax increments, actual expenditures are projected to be \$5,487,297.

<b>TID #10 STATUS REPORT</b>	
<b>Name</b>	Confluence Project
<b>Type</b>	Blight/Rehab
<b>Effective Date</b>	1/1/2015
<b>Original Project Costs</b>	\$14,191,976
<b>Amendment #1 Date</b>	1/1/2015
<b>Amendment #1 Type</b>	Boundary
<b>Amended Project Costs</b>	\$14,191,976
<b>End of Construction</b>	10/14/2036
<b>Termination Date</b>	10/14/2041

<b>TID #10 EQUALIZED VALUE</b>	
<b>Base</b>	\$9,794,200
<b>Increment</b>	\$31,190,300
<b>Total Equalized Value</b>	\$40,984,500
<b>Percent Change</b>	319%

City of Eau Claire  
Tax Increment Financing Annual Report



City of Eau Claire

Tax Incremental District #10  
Projection of Cash Flow

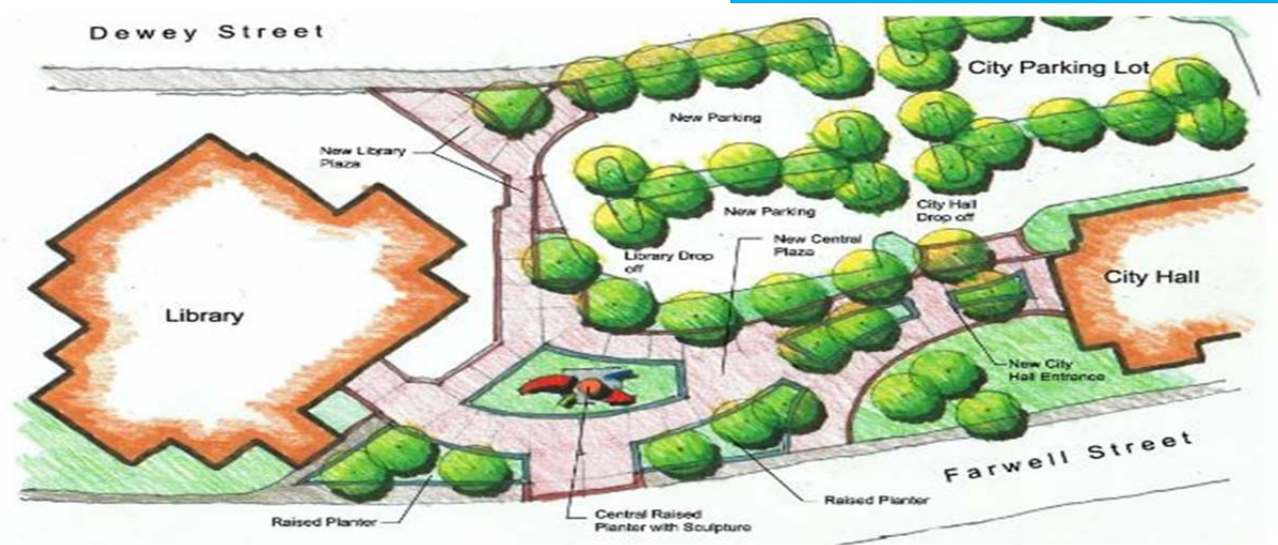
Year	Sources of Funds				Uses of Funds				Fund Balance		Break-even?	Year	
	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Interest on Interfund Borrowing	Total Uses	Annual			Cumulative
1 2015	\$ -	\$ 35,540	\$ 2,955,000	\$ 2,990,540	\$ 2,681,555	\$ -	\$ -	\$ -	\$ 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	<b>352,593</b>	<b>42,108</b>	<b>940,000</b>	<b>1,334,700</b>	<b>2,037,439</b>	<b>427,135</b>	<b>9,973</b>	-	<b>2,474,547</b>	<b>(1,139,847)</b>	<b>\$ 2,196,445</b>	<b>N</b>	<b>3 2017</b>
4 2018	703,014	-	3,560,000	4,263,014	4,937,561	490,636	56,750	2,350	5,487,297	(1,224,283)	\$ 972,162	N	4 2018
5 2019	712,252	-	-	712,252	-	759,110	150	2,350	761,610	(49,358)	\$ 922,804	N	5 2019
6 2020	721,582	-	-	721,582	-	734,742	150	2,350	737,242	(15,660)	\$ 907,144	N	6 2020
7 2021	731,005	-	-	731,005	-	731,012	150	2,350	733,512	(2,506)	\$ 904,638	N	7 2021
8 2022	740,523	-	-	740,523	-	732,054	150	2,350	734,554	5,969	\$ 910,606	N	8 2022
9 2023	750,136	-	-	750,136	-	732,954	150	2,350	735,454	14,682	\$ 925,288	N	9 2023
10 2024	759,845	-	-	759,845	-	733,641	150	2,350	736,141	23,703	\$ 948,992	N	10 2024
11 2025	769,651	-	1,720,000	2,489,651	-	2,245,825	38,350	2,350	2,286,525	203,126	\$ 1,152,117	N	11 2025
12 2026	779,555	-	2,205,000	2,984,555	-	2,753,685	43,200	2,350	2,799,235	185,319	\$ 1,337,437	N	12 2026
13 2027	789,558	-	-	789,558	-	845,149	150	2,350	847,649	(58,091)	\$ 1,279,346	N	13 2027
14 2028	799,661	-	-	799,661	-	822,495	150	2,350	824,995	(25,334)	\$ 1,254,012	N	14 2028
15 2029	809,865	-	-	809,865	-	820,716	150	2,350	823,216	(13,351)	\$ 1,240,661	N	15 2029
16 2030	820,171	-	-	820,171	-	823,632	150	2,350	826,132	(5,961)	\$ 1,234,700	N	16 2030
17 2031	830,581	-	-	830,581	-	821,438	150	2,350	823,938	6,642	\$ 1,241,342	N	17 2031
18 2032	841,094	-	-	841,094	-	819,208	150	2,350	821,708	19,386	\$ 1,260,728	N	18 2032
19 2033	851,713	-	-	851,713	-	821,864	150	2,350	824,364	27,349	\$ 1,288,077	N	19 2033
20 2034	862,437	-	-	862,437	300,000	1,054,390	150	2,350	1,356,890	(494,453)	\$ 793,625	N	20 2034
21 2035	873,269	-	-	873,269	325,000	822,807	150	-	1,147,957	(274,688)	\$ 518,937	N	21 2035
22 2036	884,209	-	-	884,209	350,000	605,357	150	-	955,507	(71,298)	\$ 447,639	N	22 2036
23 2037	895,259	-	-	895,259	400,000	307,331	150	-	707,481	187,778	\$ 635,417	N	23 2037
24 2038	906,419	-	-	906,419	450,000	246,250	150	-	696,400	210,019	\$ 845,436	N	24 2038
25 2039	917,691	-	-	917,691	525,000	-	150	-	525,150	392,541	\$ 1,237,977	Y	25 2039
26 2040	929,076	-	-	929,076	600,000	-	150	-	600,150	328,926	\$ 1,566,903	Y	26 2040
27 2041	940,574	-	-	940,574	-	-	10,150	-	10,150	930,424	\$ 2,497,326	Y	27 2041
	\$ 19,971,732	\$ 95,416	\$ 14,940,000	\$ 35,007,148	\$ 12,901,555	\$ 19,373,797	\$ 194,520	\$ 39,950	\$ 32,509,822	\$ 2,497,326			

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



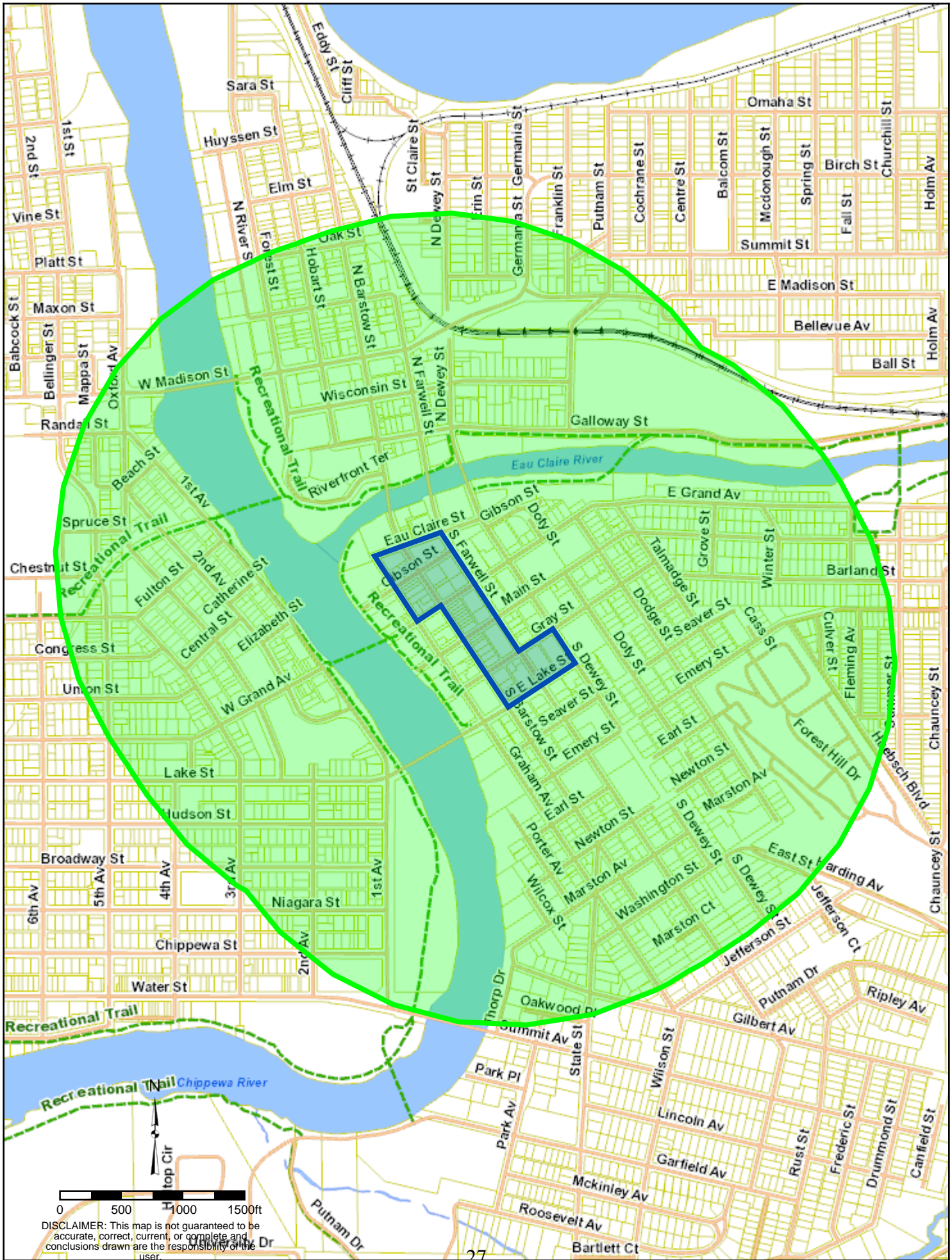
2017

TAX INCREMENTAL DISTRICT # 11  
DOWNTOWN



ANNUAL REPORT  
CITY OF EAU CLAIRE

12/31/2017



0 500 1000 1500ft

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



**Tax Incremental District Number Eleven  
 As of December 31, 2017**

Introduction

In 2015, the City Council approved the creation of TID # 11. The purpose of TID # 11 is to promote the orderly development of the City of Eau Claire by encouraging development and redevelopment of under-utilized property in the central business district. Uses of funds include funding for parking improvements, cash grant for a community arts facility and construction of a library plaza.

Expenditures in 2017

Expenditures totaled \$2,240 in 2017. The City spent \$2,090 for bond issuance costs and \$150 to recertify the District with the State Department of Revenue.

Current Year Expenditures

The current project plan anticipates current year expenditures of \$4,618,132. Due to the timing of projects and availability of tax increments, actual expenditures are projected to be \$1,337,360.

<b>TID #11 STATUS REPORT</b>	
<b>Name</b>	Downtown
<b>Type</b>	Mixed Use
<b>Effective Date</b>	1/1/2015
<b>Original Project Costs</b>	\$8,272,792
<b>Amendment #1 Date</b>	N/A
<b>Amendment #1 Type</b>	N/A
<b>Amended Project Costs</b>	N/A
<b>End of Construction</b>	9/22/2030
<b>Termination Date</b>	9/22/2035

<b>TID #11 EQUALIZED VALUE</b>	
<b>Base</b>	\$16,625,200
<b>Increment</b>	\$15,035,800
<b>Total Equalized Value</b>	\$31,661,000
<b>Percent Change</b>	90%



**City of Eau Claire**

Tax Incremental District #11  
Projection of Cash Flow

Year	Sources of Funds				Uses of Funds				Fund Balance		Break-even?	Year		
	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Interest on Interfund Borrowing	Total Uses	Annual			Cumulative	
1 2015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	N	1 2015
2 2016	-	-	-	-	-	-	-	150	-	150	(150)	(150)	N	2 2016
3 2017	243,312	14,535	200,000	457,848	-	-	2,240	-	2,240	455,608	455,458	N	3 2017	
4 2018	338,900	-	705,000	1,043,900	1,294,000	15,160	28,200	-	1,337,360	(293,460)	161,997	N	4 2018	
5 2019	346,036	-	730,000	1,076,036	1,000,000	76,572	28,450	-	1,105,022	(28,986)	133,011	N	5 2019	
6 2020	465,941	-	-	465,941	250,000	134,959	150	-	385,109	80,832	213,843	N	6 2020	
7 2021	474,348	-	-	474,348	250,000	125,208	150	-	375,358	98,990	312,833	N	7 2021	
8 2022	482,838	-	-	482,838	-	124,769	150	-	124,919	357,920	670,753	N	8 2022	
9 2023	559,033	-	-	559,033	-	124,328	150	-	124,478	434,554	1,105,307	N	9 2023	
10 2024	568,370	-	-	568,370	-	123,886	150	-	124,036	444,334	1,549,641	Y	10 2024	
11 2025	577,801	-	-	577,801	-	123,443	150	-	123,593	454,208	2,003,849	Y	11 2025	
12 2026	654,945	-	-	654,945	-	122,998	150	-	123,148	531,797	2,535,647	Y	12 2026	
13 2027	665,242	-	-	665,242	-	122,651	150	-	122,801	542,441	3,078,087	Y	13 2027	
14 2028	675,641	-	-	675,641	-	122,396	150	-	122,546	553,095	3,631,182	Y	14 2028	
15 2029	686,145	-	-	686,145	-	122,090	150	-	122,240	563,905	4,195,087	Y	15 2029	
16 2030	696,754	-	-	696,754	-	121,738	150	-	121,888	574,865	4,769,952	Y	16 2030	
17 2031	707,468	-	-	707,468	-	121,385	150	-	121,535	585,933	5,355,885	Y	17 2031	
18 2032	718,290	-	-	718,290	-	121,030	150	-	121,180	597,111	5,952,996	Y	18 2032	
19 2033	729,220	-	-	729,220	-	125,597	150	-	125,747	603,473	6,556,469	Y	19 2033	
20 2034	740,260	-	-	740,260	-	125,084	150	-	125,234	615,026	7,171,494	Y	20 2034	
21 2035	751,410	-	-	751,410	-	124,565	150	-	124,715	626,694	7,798,189	Y	21 2035	
22 2036	762,671	-	-	762,671	-	109,273	10,150	-	119,423	643,248	8,441,437	Y	22 2036	
	\$ 11,844,623	\$ 14,535	\$ 1,635,000	\$ 13,494,159	\$ 2,794,000	\$ 2,187,132	\$ 71,590	\$ -	\$ 5,052,722	\$ 8,441,437				

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