CITY OF
EAU
CLAIRE

2025 COMBINED TID REPORTS

TID'S 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 ANNUAL REPORT 12/31/2025

Prepared By

CITY OF EAU CLAIRE
FINANCE DEPARTMENT

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2025 Combined TID Reports

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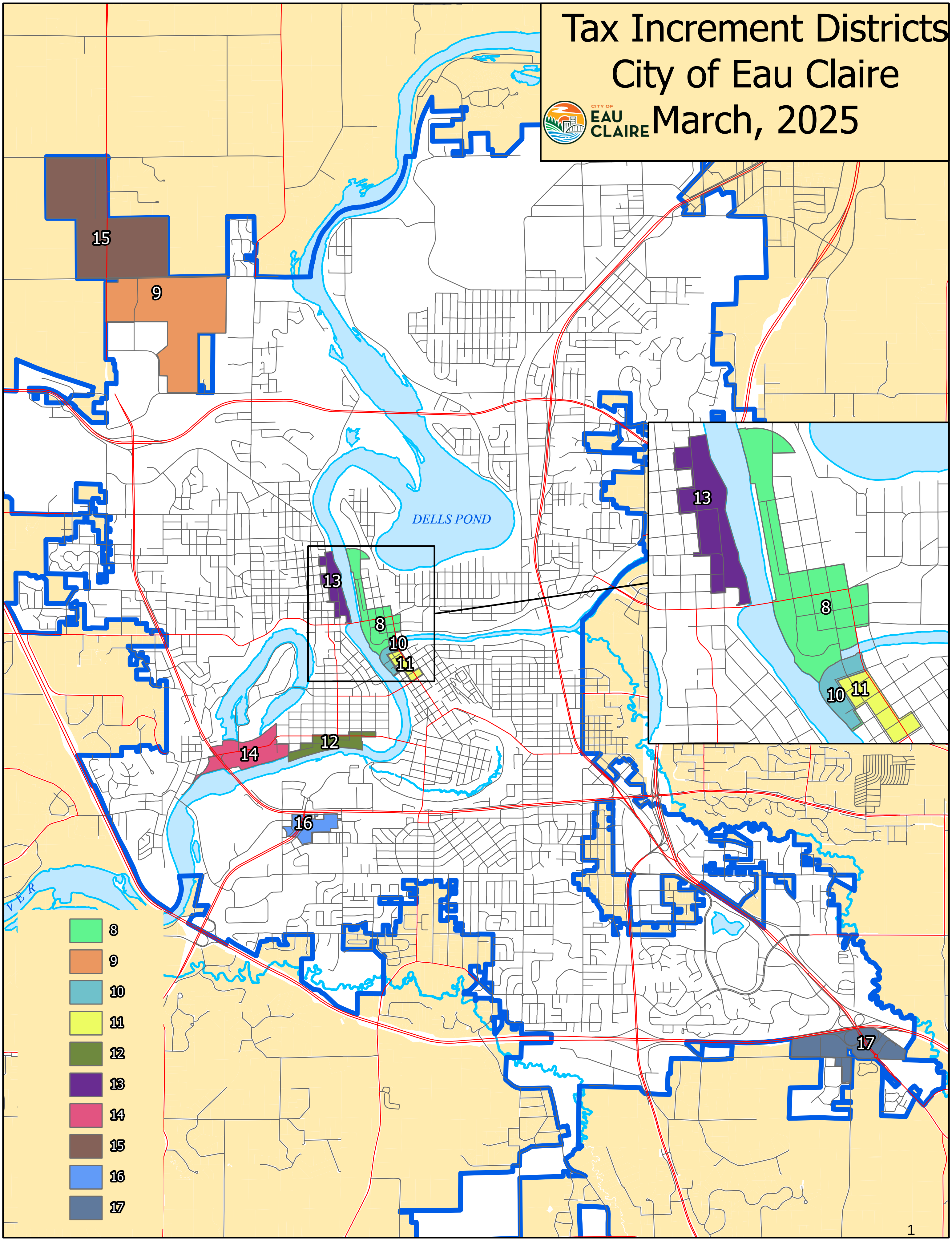
Tax Increment Districts
City of Eau Claire
March, 2025



CITY OF EAU CLAIRE

Tax Incremental District # 8: Downtown Development Area Annual Report 12/31/2025

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 2025

Expenditures totaled $4,900,236 in 2025. Of the total, the City spent $2,886,605 on capital expenditures, $1,974,607 on debt service payments, and $39,023 in administrative and other costs.

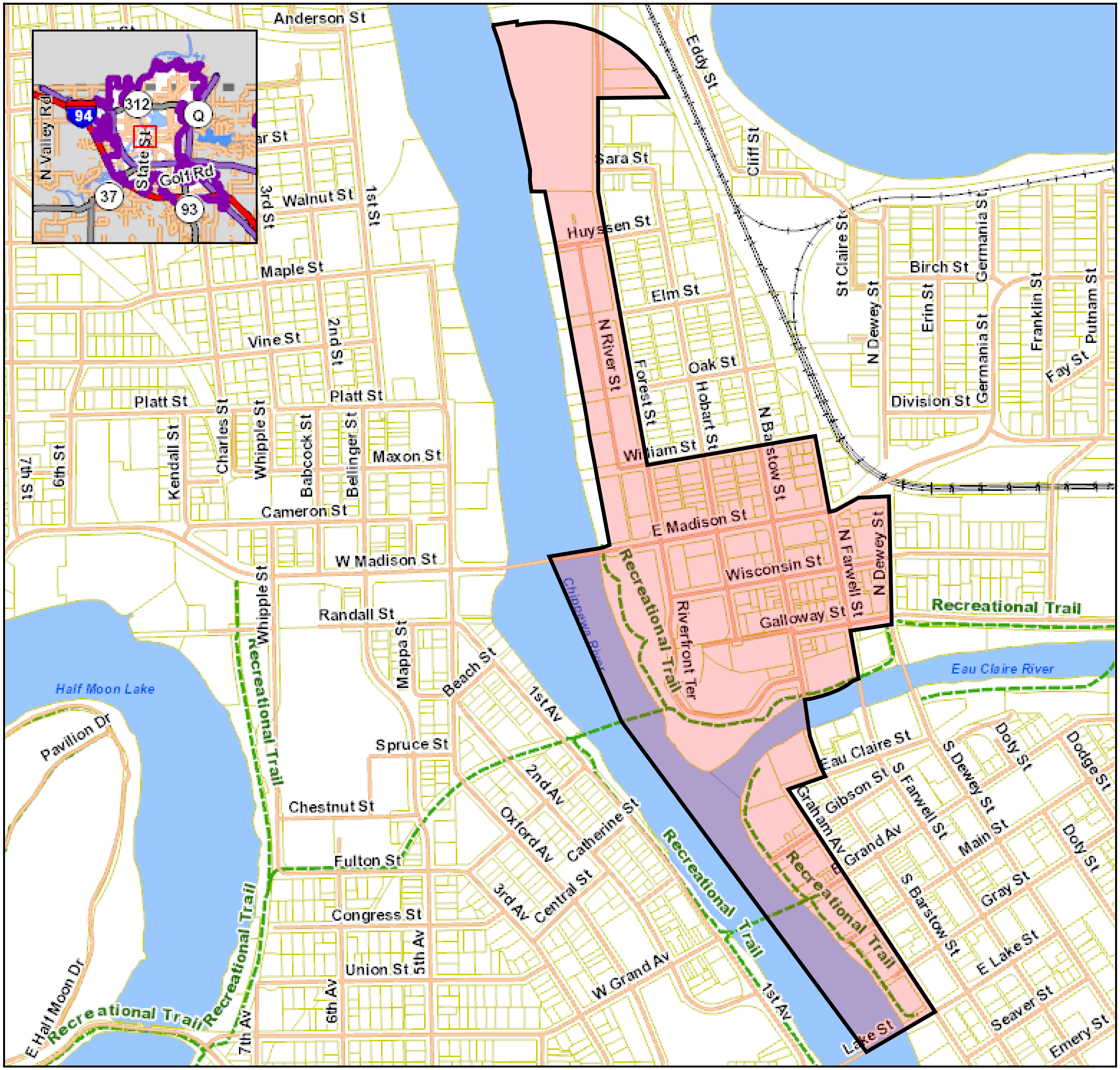
Current Year Expenditures

The current project plan anticipates expenditures in 2026 of $1,523,927. Of this total $400,000 is expected in developer incentive payments, $1,085,307 on debt service, and $38,620 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 #3 Type	Project costs and extended life
End of Construction	9/24/2024
Termination Date	9/24/2032

TID #8 Equalized Value	
Base	$11,430,400
Increment	$151,476,100
Total Equalized Value	$162,906,500
Percent Change	1325%

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

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

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Sources:

City of Eau Claire
Tax Incremental District #8
Projection of Cash Flow

		Sources of Funds					Uses of Funds					Fund Balance				
	Year	Tax Increments	Other	Advances	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Advance Repayment	Total Uses	Annual	Cumulative	Breakeven?		Year
0	2002	$ -	$ 5,971	$ -	$ 2,000,000	$ 2,005,971	$ 90,291	$ -	$ 4,523	$ -	$ 94,814	$ 1,911,157	$ 1,911,157	N	1	2002
1	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
2	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
3	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
4	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
5	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
6	2008	557,833	107,803	200,000	-	665,636	395,988	639,247	-	-	1,035,235	(369,599)	$ 974,711	N	7	2008
7	2009	394,738	103,991	517,000	-	498,729	6,777	878,390	(3)	-	885,164	(386,435)	$ 588,276	N	8	2009
8	2010	498,863	78,037	-	-	576,900	55,733	622,715	150	-	678,598	(101,698)	$ 486,579	N	9	2010
9	2011	606,341	133,157	-	-	739,498	56,850	801,587	150	-	858,587	(119,090)	$ 367,489	N	10	2011
10	2012	639,257	76,717	-	-	715,974	37,588	809,790	150	-	847,528	(131,554)	$ 235,935	N	11	2012
11	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
12	2014	862,689	57,328	-	-	920,017	527,168	636,449	64,412	-	1,228,029	(308,012)	$ (529,570)	N	13	2014
13	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
14	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
15	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
16	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
17	2019	1,344,174	271,960	-	-	1,616,134	115,391	1,516,624	2,395	-	1,634,410	(18,276)	$ (779,491)	N	18	2019
18	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
19	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
20	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
21	2023	1,415,596	245,749	-	1,120,000	2,781,345	1,033,106	1,850,703	17,161	-	2,900,970	(119,625)	$ (1,101,224)	N	22	2023
22	2024	1,722,304	252,887	-	-	1,975,191	1,747,070	1,804,853	11,368	-	3,563,291	(1,588,101)	$ (2,689,325)	N	23	2024
23	**2025**	**2,092,988**	**310,545**	**-**	**840,000**	**3,243,533**	**2,886,605**	**1,962,918**	**50,712**	**-**	**4,900,236**	**(1,656,703)**	**$ (4,346,028)**	**N**	**24**	**2025**
24	2026	2,555,952	310,545	-	-	2,866,496	400,000	1,085,307	38,620	-	1,523,927	1,342,570	$ (3,003,458)	N	25	2026
25	2027	2,582,373	310,545	-	-	2,892,917	400,000	1,075,970	38,620	933,500	2,448,090	444,827	$ (2,558,632)	N	26	2027
26	2028	2,610,125	310,545	-	-	2,920,670	-	1,079,048	38,620	933,500	2,051,168	869,502	$ (1,689,130)	N	27	2028
27	2029	2,477,832	310,545	-	-	2,788,376	-	1,085,390	38,620	933,500	2,057,510	730,866	$ (958,264)	N	28	2029
28	2030	2,502,610	310,545	-	-	2,813,155	-	1,085,158	38,620	933,500	2,057,278	755,877	$ (202,387)	N	29	2030
29	2031	2,527,636	310,545	-	-	2,838,181	-	1,004,573	38,620	933,500	1,976,693	861,488	$ 659,101	N	30	2031
30	2032	2,552,913	310,545	-	-	2,863,457	-	1,937,845	38,620	933,500	2,909,965	(46,507)	$ 612,594	N	31	2032
31	2033	2,578,442	310,545	-	-	2,888,986	-	1,083,354	9,470	1,266,232	2,359,056	529,930	$ 1,142,524	N	32	2033
		$ 41,338,448	$ 7,660,260	$ 3,238,700	$ 35,080,000	$ 85,939,308	$ 32,375,849	$ 44,842,955	710,748	$ 6,867,232	$ 84,796,784	$ 1,142,524				

NOTES:

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

Tax Incremental District # 9: Business Park Overlay Annual Report 12/31/2025

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 in the district.

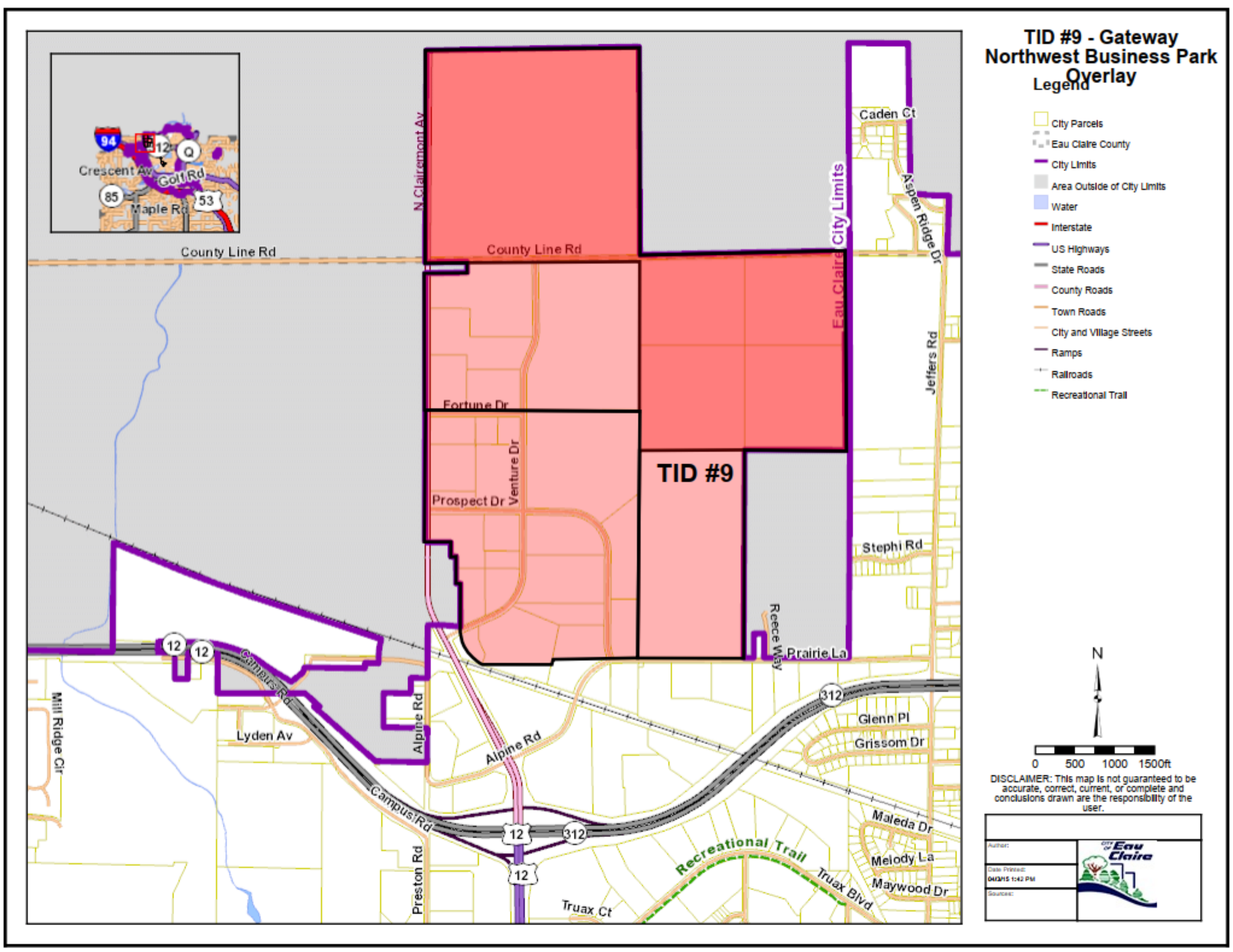
Expenditures in 2025
Expenditures totaled $3,169,234 in 2025. Of this total, $374,303 was spent on debt service payments, $2,784,772 in unspent debt proceeds were transferred to TID 15, and $10,160 on administrative and other expenses.

Current Year Expenditures
The current project plan anticipates current year expenditures of $9,470 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	$13,260,800
Increment	$32,028,600
Total Equalized Value	$45,289,400
Percent Change	242%

Map



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

		Sources of Funds				Uses of Funds				Fund Balance				
	Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Total Uses	Annual	Cumulative	Breakeven?		Year
0	2008	-	$ -	$ -	$ -	$ -	$ -	$ 1,000	$ 1,000	$ (1,000)	$ (1,000)	N	1	2008
1	2009	-	-	-	-	-	-	-	-	-	$ (1,000)	N	2	2009
2	2010	49,579	138	-	49,717	-	-	150	150	49,567	$ 48,567	N	3	2010
3	2011	120,195	289	-	120,484	-	-	150	150	120,334	$ 168,901	N	4	2011
4	2012	55,084	806	-	55,890	-	-	150	150	55,740	$ 224,641	N	5	2012
5	2013	52,856	892	-	53,748	-	-	150	150	53,598	$ 278,239	N	6	2013
6	2014	8,432	1,283	-	9,715	-	-	150	150	9,565	$ 287,804	N	7	2014
7	2015	3,888	517	-	4,405	-	-	150	150	4,255	$ 292,059	N	8	2015
8	2016	33,246	1,519	-	34,765	-	-	150	150	34,615	$ 326,674	N	9	2016
9	2017	53,619	4,636	-	58,255	-	-	150	150	58,105	$ 384,779	N	10	2017
10	2018	70,881	7,412	-	78,293	-	-	150	150	78,143	$ 462,921	N	11	2018
11	2019	68,370	9,742	-	78,112	-	-	150	150	77,962	$ 540,884	N	12	2019
12	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
13	2021	354,113	34,589	-	388,702	11,744	443,696	9,422	464,863	(76,160)	$ 2,177,048	N	14	2021
14	2022	334,646	24,361	-	359,007	-	435,803	482	436,284	(77,277)	$ 2,099,771	N	15	2022
15	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
16	2024	483,224	194,740	-	677,964	300,000	728,112	10,032	1,038,143	(360,180)	$ 3,290,902	Y	17	2024
17	**2025**	**526,717**	**158,904**	**-**	**685,621**	**-**	**374,303**	**2,794,932**	**3,169,234**	**(2,483,613)**	**$ 807,288**	**Y**	**18**	**2025**
18	2026	540,439	3,061	-	543,500	-	-	9,470	9,470	534,030	$ 1,341,319	Y	19	2026
19	2027	589,361	3,061	-	592,422	-	-	9,470	9,470	582,952	$ 1,924,270	Y	20	2027
20	2028	597,492	3,061	-	600,553	-	-	9,470	9,470	591,083	$ 2,515,353	Y	21	2028
21	2029	605,704	3,061	-	608,766	-	-	19,470	19,470	589,296	$ 3,104,649	Y	22	2029
		$ 5,157,992	$ 738,263	$ 4,725,000	$ 10,621,255	$ 2,191,744	$ 2,401,690	$ 2,923,172	$ 7,516,606	$ 3,104,649				

NOTES:

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

Tax Incremental District # 10: Confluence Project Annual Report 12/31/2025

CITY OF EAU CLAIRE

<u>Introduction</u>
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.

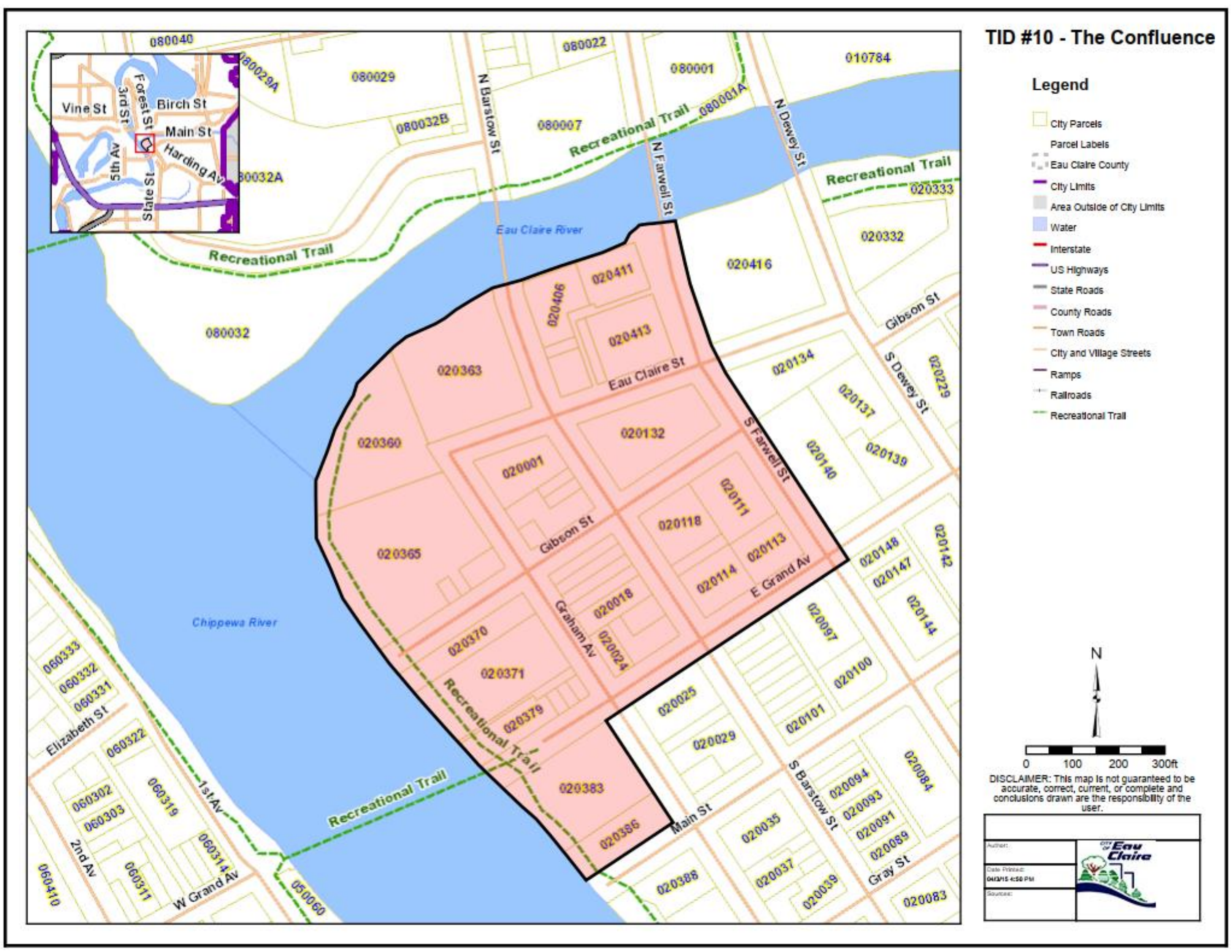
<u>Expenditures in 2025</u>
Expenditures totaled $2,603,181 in 2025. Of this total, $2,568,512 was spent on debt service payments, and $34,669 was spent on administrative and other charges.

<u>Current Year Expenditures</u>
The current project plan anticipates current year expenditures of $653,090. Of this total $643,620 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	$9,675,100
Increment	$44,182,200
Total Equalized Value	$53,857,300
Percent Change	457%

Map



City of Eau Claire
Tax Incremental District #10
Projection of Cash Flow

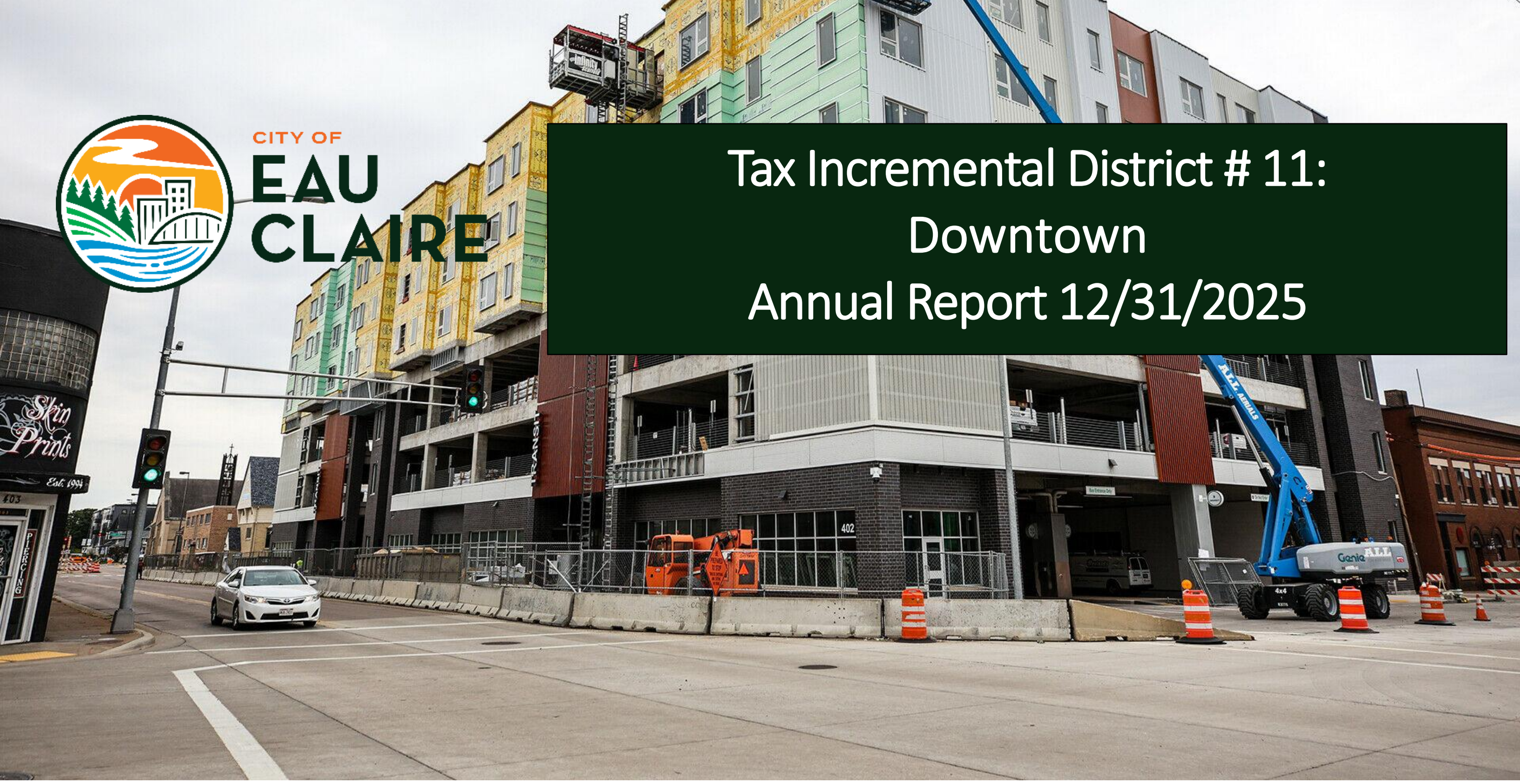
		Sources of Funds				Uses of Funds				Fund Balance				
	Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Total Uses	Annual	Cumulative	Breakeven?		Year
0	2014	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	N	0	2014
1	2015	-	35,540	2,955,000	2,990,540	2,681,555	-	-	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	662,474	6,815	-	669,289	-	671,385	10,090	681,475	(12,187)	$ (371,846)	N	10	2024
11	**2025**	**726,978**	**66,543**	**1,960,000**	**2,753,521**	**-**	**2,568,512**	**34,669**	**2,603,181**	**150,340**	**$ (221,506)**	**N**	**11**	**2025**
12	2026	745,514	6,401	-	751,915	-	643,620	9,470	653,090	98,825	$ (122,681)	N	12	2026
13	2027	748,059	6,401	-	754,460	-	631,424	9,470	640,894	113,566	$ (9,115)	N	13	2027
14	2028	757,172	6,401	-	763,573	-	628,751	9,470	638,221	125,352	$ 116,237	N	14	2028
15	2029	766,376	6,401	-	772,777	-	630,635	9,470	640,105	132,672	$ 248,909	N	15	2029
16	2030	775,672	6,401	-	782,073	-	627,125	9,470	636,595	145,478	$ 394,388	N	16	2030
17	2031	785,062	6,401	-	791,463	-	627,863	9,470	637,333	154,130	$ 548,518	N	17	2031
18	2032	794,545	6,401	-	800,946	-	632,515	9,470	641,985	158,961	$ 707,479	N	18	2032
19	2033	804,123	6,401	-	810,524	-	637,069	9,470	646,539	163,985	$ 871,464	N	19	2033
20	2034	813,797	6,401	-	820,198	300,000	636,728	9,470	946,198	(126,000)	$ 745,464	N	20	2034
21	2035	823,567	6,401	-	829,968	325,000	635,488	9,470	969,958	(139,989)	$ 605,475	N	21	2035
22	2036	833,435	6,401	-	839,836	350,000	368,766	9,470	728,236	111,600	$ 717,075	N	22	2036
23	2037	843,402	6,401	-	849,803	400,000	371,508	9,470	780,978	68,826	$ 785,900	N	23	2037
24	2038	853,469	6,401	-	859,870	450,000	309,484	9,470	768,954	90,916	$ 876,816	N	24	2038
25	2039	863,636	6,401	-	870,037	525,000	145,850	9,470	680,320	189,717	$ 1,066,533	Y	25	2039
26	2040	873,905	6,401	-	880,306	600,000	144,755	9,470	754,225	126,081	$ 1,192,614	Y	26	2040
27	2041	884,276	6,401	-	890,677	-	143,325	9,470	152,795	737,882	$ 1,930,497	Y	27	2041
28	2042	894,752	6,401	-	901,153	-	-	19,320	19,320	881,833	$ 2,812,330	Y	28	2042
		$ 19,311,278	$ 457,711	$ 13,520,000	$ 33,288,989	$ 12,897,430	$ 17,250,506	$ 328,723	$ 30,476,659	$ 2,812,330				

NOTES:

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

CITY OF EAU CLAIRE

Tax Incremental District # 11: Downtown Annual Report 12/31/2025



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 2025

Expenditures totaled $987,739 in 2025. Of this total, $917,945 was spent on debt service and $69,794 in administrative and other expenses.

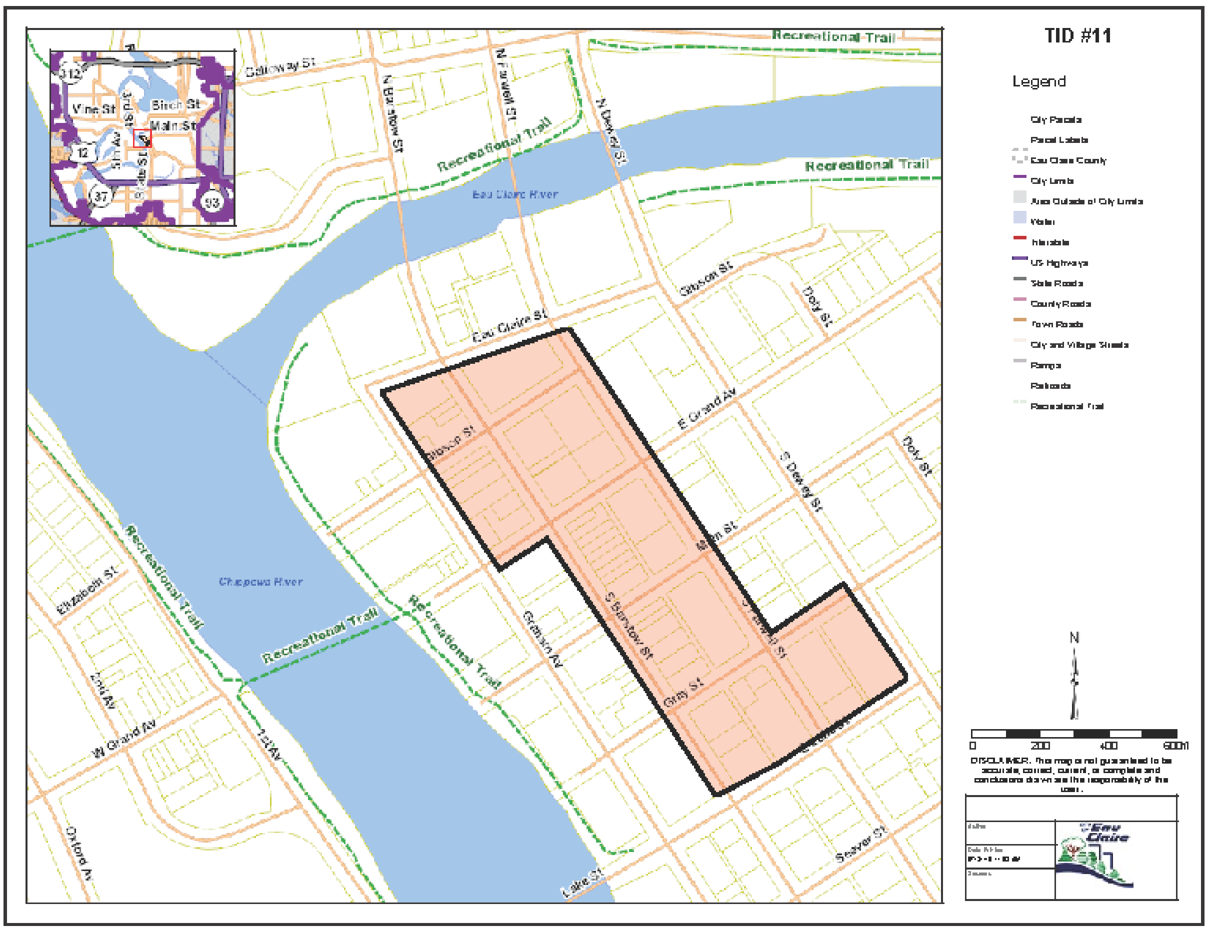
Current Year Expenditures

The current project plan anticipates current year expenditures of $519,450. Of this total, $509,980 is projected for debt service payments, and $9,470 for administrative and other costs.

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	$15,657,800
Increment	$40,573,000
Total Equalized Value	$56,230,800
Percent Change	259%

Map



City of Eau Claire
Tax Incremental District #11
Projection of Cash Flow

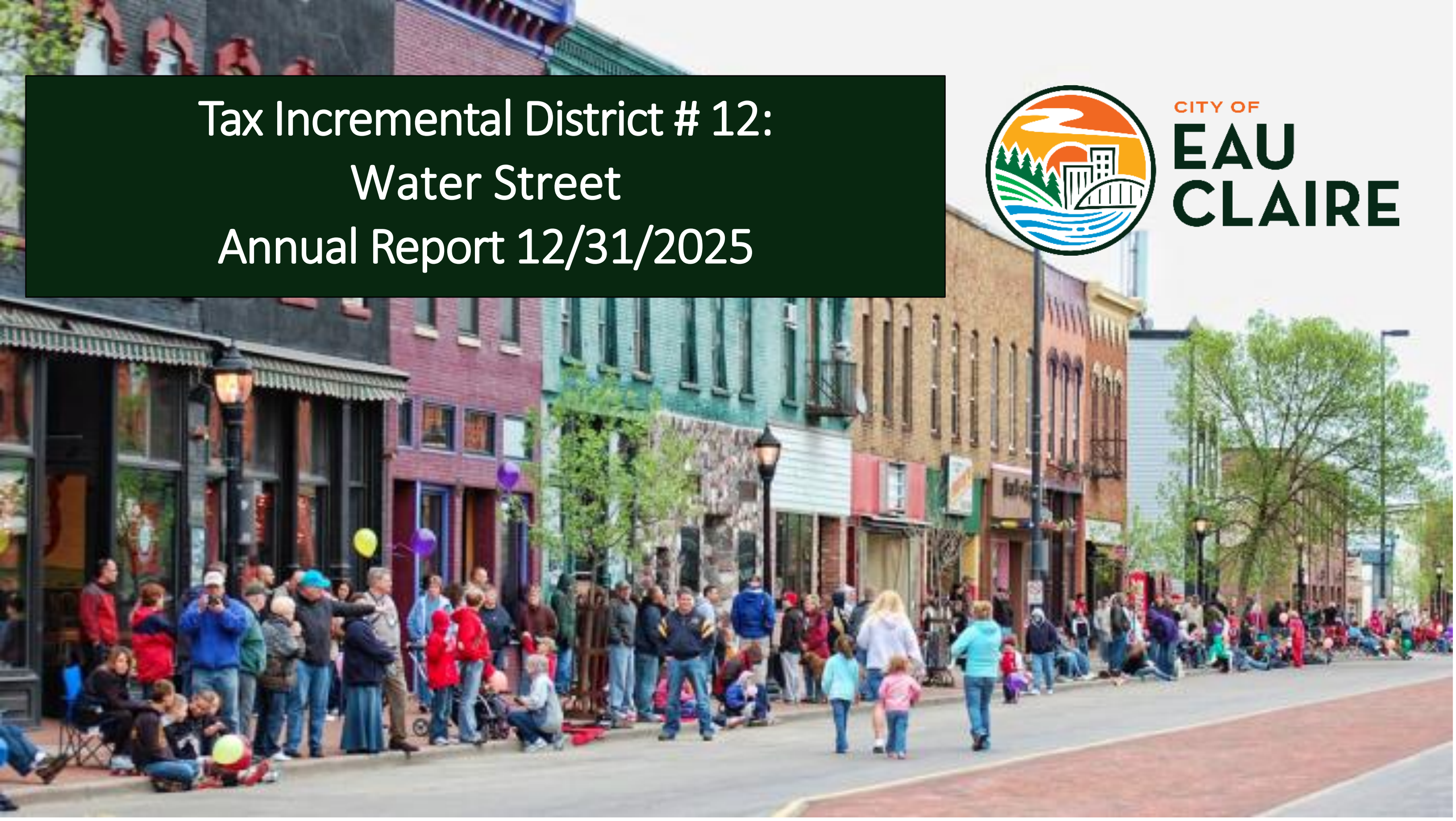
		Sources of Funds				Uses of Funds				Fund Balance				
	Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Total Uses	Annual	Cumulative	Breakeven?		Year
0	2015	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	N	1	2015
1	2016	-	-	-	-	-	-	150	150	(150)	$ (150)	N	2	2016
2	2017	243,312	14,535	200,000	457,847	-	-	2,240	2,240	455,607	$ 455,457	N	3	2017
3	2018	338,899	15,602	-	354,501	-	22,305	150	22,455	332,046	$ 787,504	N	4	2018
4	2019	299,889	22,302	-	322,191	76,672	15,978	156	92,806	229,385	$ 1,016,888	N	5	2019
5	2020	252,488	24,778	460,000	737,265	829,968	15,578	4,263	849,808	(112,543)	$ 904,345	N	6	2020
6	2021	367,768	6,288	-	374,056	960,899	54,113	186	1,015,198	(641,142)	$ 263,203	N	7	2021
7	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
8	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
9	2024	564,225	31,725	-	595,950	38,314	938,059	57,435	1,033,808	(437,858)	$ 1,364,275	N	10	2024
10	**2025**	**609,580**	**81,513**	**-**	**691,092**	**-**	**917,945**	**69,794**	**987,739**	**(296,647)**	**$ 1,067,628**	**N**	**11**	**2025**
11	2026	684,614	-	-	684,614	-	509,980	9,470	519,450	165,164	$ 1,232,792	N	12	2026
12	2027	818,840	3,000,000	-	3,818,840	3,000,000	511,730	9,470	3,521,200	297,640	$ 1,530,432	N	13	2027
13	2028	1,042,278	-	-	1,042,278	-	513,480	9,470	522,950	519,328	$ 2,049,761	N	14	2028
14	2029	1,055,343	-	-	1,055,343	-	515,230	9,470	524,700	530,643	$ 2,580,404	N	15	2029
15	2030	1,068,539	-	-	1,068,539	-	512,105	9,470	521,575	546,964	$ 3,127,368	Y	16	2030
16	2031	1,081,866	-	-	1,081,866	-	848,104	9,470	857,574	224,293	$ 3,351,660	Y	17	2031
17	2032	1,095,327	-	-	1,095,327	-	702,499	9,470	711,969	383,358	$ 3,735,018	Y	18	2032
18	2033	1,108,922	-	-	1,108,922	-	309,806	9,470	319,276	789,646	$ 4,524,664	Y	19	2033
19	2034	1,122,653	-	-	1,122,653	-	308,714	9,470	318,184	804,470	$ 5,329,134	Y	20	2034
20	2035	1,136,522	-	-	1,136,522	-	307,080	9,470	316,550	819,972	$ 6,149,106	Y	21	2035
21	2036	1,150,529	-	-	1,150,529	-	290,708	19,470	310,178	840,352	$ 6,989,458	Y	22	2036
		$ 14,795,313	$ 3,300,753	$ 10,965,000	$ 29,061,066	$ 14,017,859	$ 7,720,680	$ 333,069	$ 22,071,608	$ 6,989,458				

NOTES:

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

Tax Incremental District # 12: Water Street Annual Report 12/31/2025

CITY OF EAU CLAIRE



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 2025

Expenditures totaled $9,770 in 2024. Of this total, $9,620 was for administrative expenses and $150 for district recertification with the Department of Revenue (DOR).

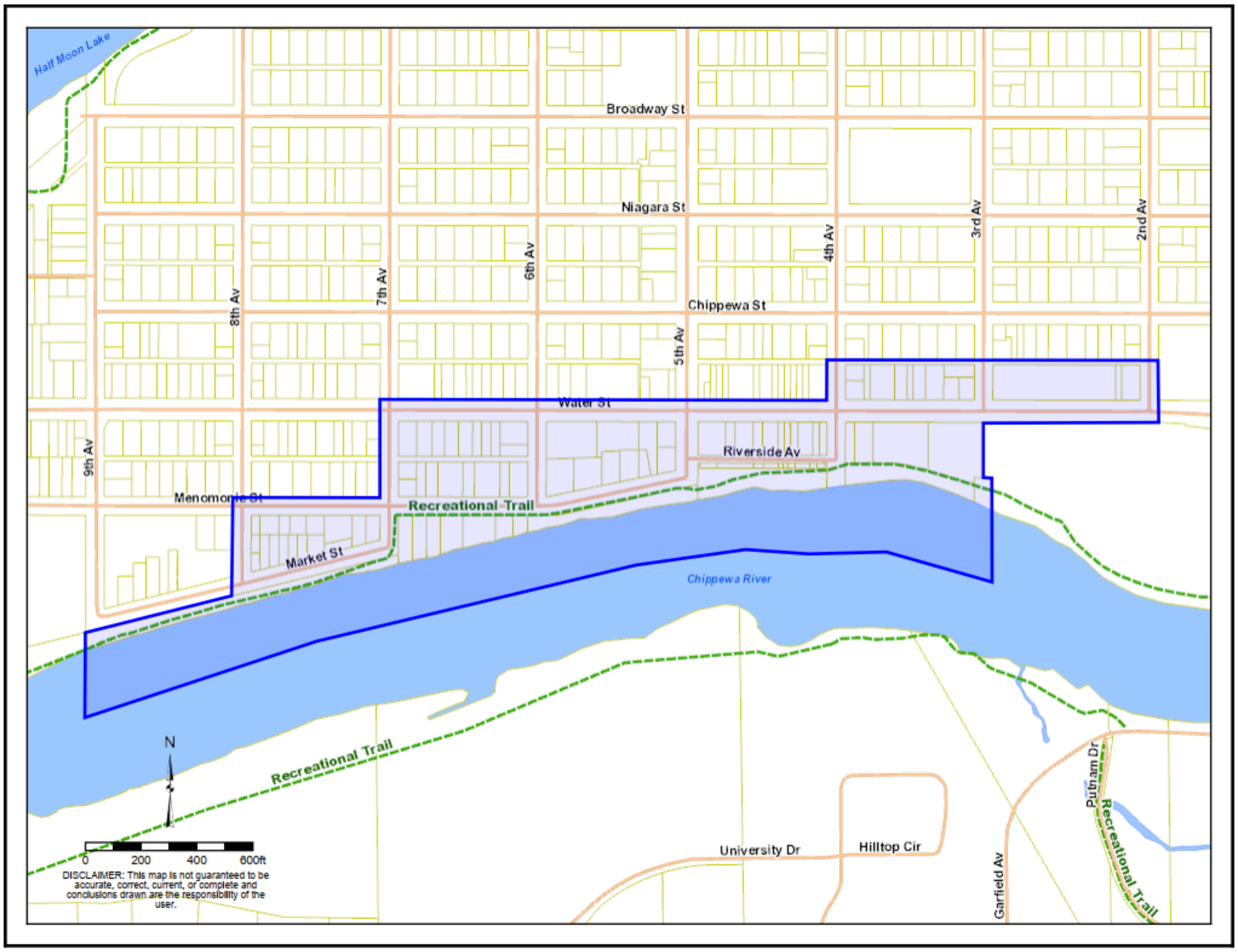
Current Year Expenditures

The current project plan anticipates expenditures of $1,509,470 in total costs. Of that total, $1,500,000 is projected in capital costs, and $9,470 for administration and other costs.

TID #12 Status Report	
Name	Water Street
Type	Mixed Use
Effective Date	1/1/2017
Original Project Costs	$9,650,000
Amendment #1 Date	N/A
Amendment #1 Type	N/A
End of Construction	9/12/2032
Termination Date	9/12/2037

TID #12 Equalized Value	
Base	$21,641,500
Increment	$14,572,300
Total Equalized Value	$36,213,800
Percent Change	67%

Map



City of Eau Claire
Tax Incremental District # 12
Projection of Cash Flow

	Year	Sources of Funds: Tax Increments	Sources of Funds: Other	Sources of Funds: Long-Term Debt	Sources of Funds: Total Sources	Uses of Funds: Project Costs	Uses of Funds: Debt Service	Uses of Funds: Admin. & Other	Uses of Funds: Total Uses	Fund Balance: Annual	Fund Balance: Cumulative	Breakeven?		Year
0	2017	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000	$ 1,000	$ (1,000)	$ (1,000)	N	0	2017
1	2018	-	-	-	-	-	-	150	150	(150)	$ (1,150)	N	1	2018
2	2019	375,542	3,716	-	379,259	-	-	150	150	379,109	$ 377,959	N	2	2019
3	2020	183,547	46,663	-	230,210	-	-	150	150	230,060	$ 608,018	N	3	2020
4	2021	-	45,691	-	45,691	-	-	150	150	45,541	$ 653,559	N	4	2021
5	2022	52,503	51,601	-	104,104	-	-	150	150	103,954	$ 757,513	N	5	2022
6	2023	193,620	24,642	-	218,262	-	-	6,075	6,075	212,187	$ 969,700	N	6	2023
7	2024	195,360	29,175	-	224,535	-	-	9,470	9,470	215,065	$ 1,184,764	N	7	2024
8	**2025**	**234,277**	**46,844**	**-**	**281,121**	**-**	**-**	**9,770**	**9,770**	**271,351**	**$ 1,456,115**	**N**	**8**	**2025**
9	2026	245,888	-	-	245,888	1,500,000	-	9,470	1,509,470	(1,263,582)	$ 192,532	N	9	2026
10	2027	248,204	-	-	248,204	2,500,000	-	9,470	2,509,470	(2,261,266)	$ (2,068,733)	N	10	2027
11	2028	254,338	-	-	254,338	-	-	9,470	9,470	244,868	$ (1,823,865)	N	11	2028
12	2029	260,533	-	-	260,533	-	-	9,470	9,470	251,063	$ (1,572,802)	N	12	2029
13	2030	266,790	-	-	266,790	-	-	9,470	9,470	257,320	$ (1,315,482)	N	13	2030
14	2031	391,225	-	-	391,225	900,000	-	9,470	909,470	(518,245)	$ (1,833,726)	N	14	2031
15	2032	398,789	-	-	398,789	800,000	-	9,470	809,470	(410,681)	$ (2,244,407)	N	15	2032
16	2033	406,429	-	-	406,429	550,000	-	9,470	559,470	(153,041)	$ (2,397,448)	N	16	2033
17	2034	414,145	-	-	414,145	-	-	9,470	9,470	404,675	$ (1,992,773)	N	17	2034
18	2035	506,306	-	-	506,306	-	-	9,470	9,470	496,836	$ (1,495,937)	N	18	2035
19	2036	515,021	-	-	515,021	-	-	9,470	9,470	505,551	$ (990,386)	N	19	2036
20	2037	523,823	-	-	523,823	-	-	9,470	9,470	514,353	$ (476,033)	N	20	2037
21	2038	532,713	-	-	532,713	-	-	19,470	19,470	513,243	$ 37,209	N	21	2038
		$ 6,199,053	$ 248,331	$ -	$ 6,447,384	$ 6,250,000	$ -	$ 160,175	$ 6,410,175	$ 37,209				

NOTES:

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

Tax Incremental District # 13: Cannery District Annual Report 12/31/2025

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 2025

Expenditures totaled $3,852,854 in 2025. The City spent $919,294 in capital costs for the Cannery Park development and $2,000,000 in developer payments. The remaining expenses are $894,298 on debt service costs and $39,262 was spent on administrative charges and other expenses.

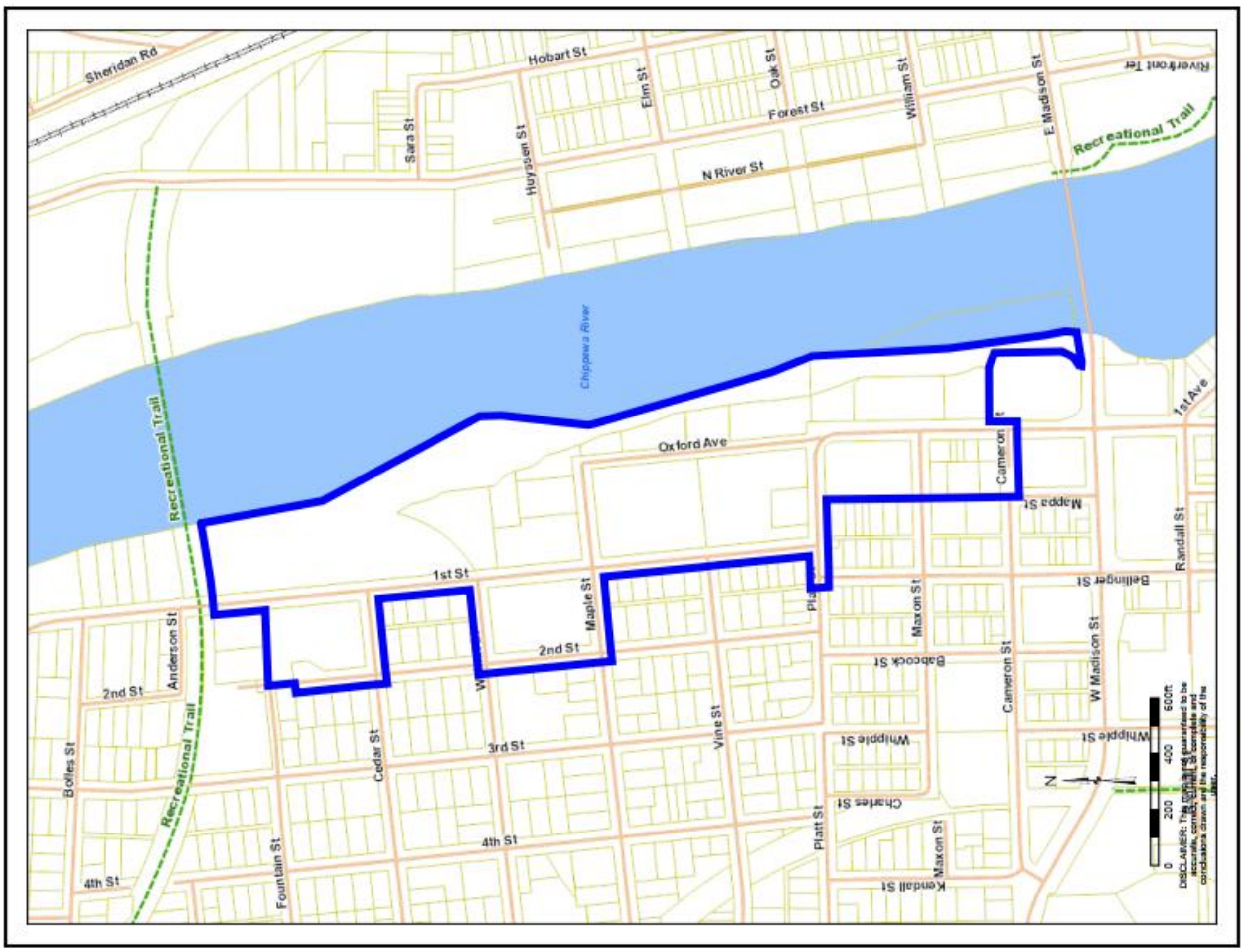
Current Year Expenditures

The current project plan anticipates current year expenditures of $2,879,910. Of this total. $2,000,000 is projected to be used for developer incentives, $870,440 on debt service payments, and $9,470 in administration and other 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	$2,944,200
Increment	$37,500,700
Total Equalized Value	$40,444,900
Percent Change	1274%

Map



City of Eau Claire
Tax Incremental District #13
Projection of Cash Flow

		Sources of Funds				Uses of Funds				Fund Balance				
	Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Total Uses	Annual	Cumulative	Breakeven?		Year
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	302,969	235,342	2,065,000	2,603,311	2,289,221	702,317	42,374	3,033,911	(430,600)	$ 3,191,727	N	5	2024
6	**2025**	**412,333**	**137,069**	**-**	**549,402**	**2,919,294**	**894,298**	**39,262**	**3,852,854**	**(3,303,452)**	**$ (111,726)**	**N**	**6**	**2025**
7	2026	632,773	-	-	632,773	2,000,000	870,440	9,470	2,879,910	(2,247,137)	$ (2,358,863)	N	7	2026
8	2027	976,799	-	-	976,799	-	862,867	9,470	872,337	104,463	$ (2,254,400)	N	8	2027
9	2028	1,408,905	-	-	1,408,905	-	864,970	9,470	874,440	534,465	$ (1,719,936)	N	9	2028
10	2029	1,423,491	-	-	1,423,491	-	866,659	9,470	876,129	547,362	$ (1,172,574)	N	10	2029
11	2030	1,438,223	-	-	1,438,223	-	862,755	9,470	872,225	565,997	$ (606,577)	N	11	2030
12	2031	1,453,102	-	-	1,453,102	-	863,200	9,470	872,670	580,431	$ (26,146)	N	12	2031
13	2032	1,468,129	-	-	1,468,129	-	773,509	9,470	782,979	685,150	$ 659,004	N	13	2032
14	2033	1,483,307	-	-	1,483,307	-	769,058	9,470	778,528	704,779	$ 1,363,784	N	14	2033
15	2034	1,498,637	-	-	1,498,637	-	759,719	9,470	769,189	729,448	$ 2,093,232	N	15	2034
16	2035	1,514,120	-	-	1,514,120	-	760,112	9,470	769,582	744,539	$ 2,837,770	N	16	2035
17	2036	1,529,758	-	-	1,529,758	-	754,643	9,470	764,113	765,646	$ 3,603,416	Y	17	2036
18	2037	1,545,553	-	-	1,545,553	-	758,272	9,470	767,742	777,811	$ 4,381,227	Y	18	2037
19	2038	1,561,505	-	-	1,561,505	1,000,000	761,813	9,470	1,771,283	(209,778)	$ 4,171,449	Y	19	2038
20	2039	1,577,617	-	-	1,577,617	-	760,352	9,470	769,822	807,795	$ 4,979,245	Y	20	2039
21	2040	1,593,890	-	-	1,593,890	-	602,544	19,320	621,864	972,026	$ 5,951,270	Y	21	2040
		$ 22,365,795	$ 801,683	$ 11,190,000	$ 34,357,478	$ 13,403,833	$ 14,643,140	$ 359,235	$ 28,406,208	$ 5,951,270				

NOTES:

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

Tax Incremental District # 14: Menomonie Street Annual Report 12/31/2025

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 2025

Expenditures totaled $512,393 in 2025. The City spent $444,749 on debt service payments, and $67,644 in administrative and other costs.

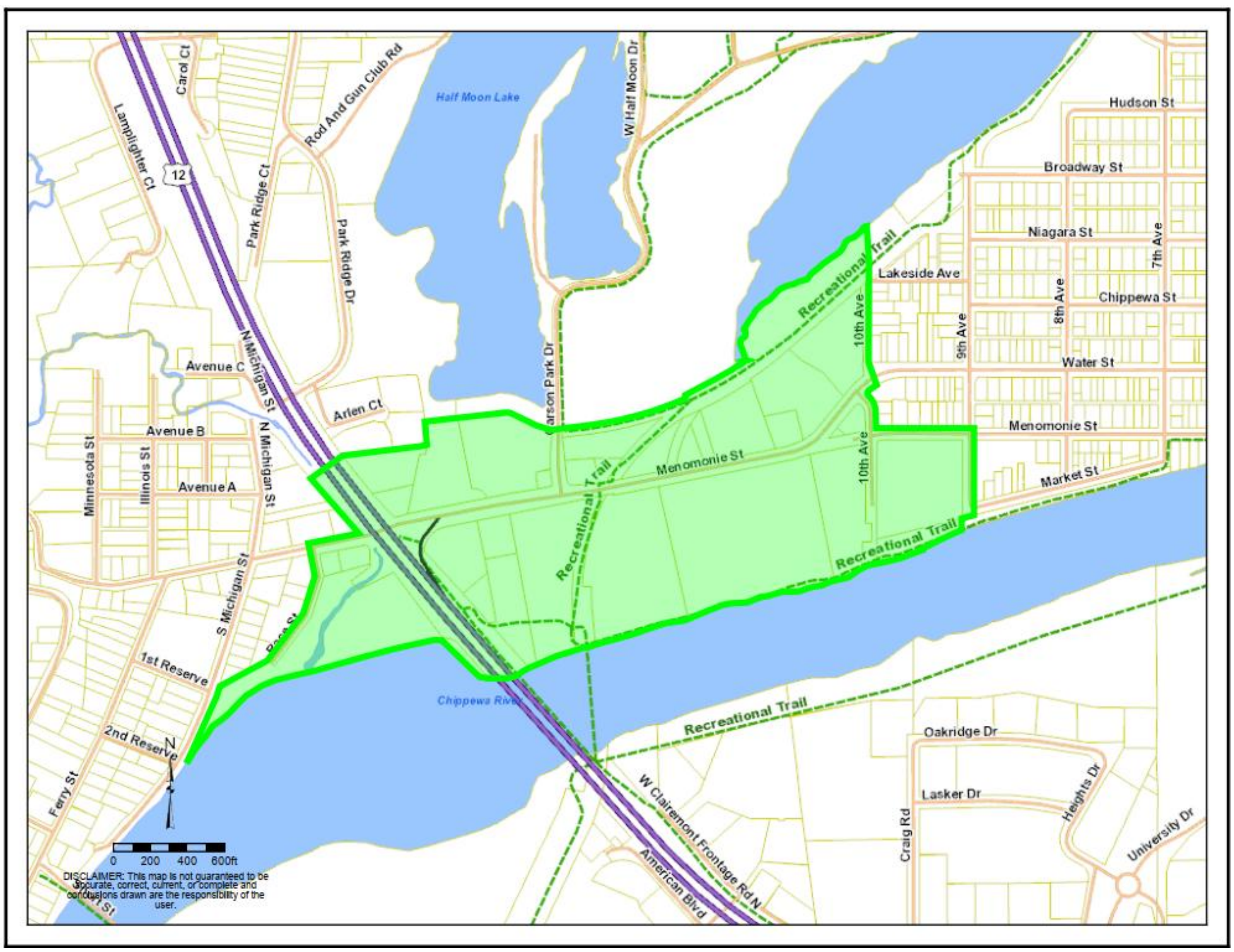
Current Year Expenditures

The current project plan anticipates current year expenditures of $1,392,490. Of this total $936,317 is for developer payments, $444,698 on debt service payments, 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	4/01/2037
Termination Date	4/01/2042

TID #14 Equalized Value	
Base	$1,281,700
Increment	$37,801,200
Total Equalized Value	$39,082,900
Percent Change	2949%

Map



City of Eau Claire

Tax Incremental District #14 - Menomonie Street

Projection of Cash Flow

		Sources of Funds				Uses of Funds				Fund Balance				
	Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Total Uses	Annual	Cumulative	Breakeven?		Year
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	289,797	2,470,000	3,029,416	3,943,707	340,365	47,436	4,331,508	(1,302,092)	$ 1,401,889	N	3	2024
4	**2025**	**418,226**	**190,704**	**-**	**608,930**	**-**	**444,749**	**67,644**	**512,393**	**96,537**	**$ 1,498,426**	**N**	**4**	**2025**
5	2026	637,844	110,000	-	747,844	936,317	446,698	9,475	1,392,490	(644,646)	$ 853,780	N	5	2026
6	2027	696,189	110,000	-	806,189	174,047	562,141	9,475	745,664	60,526	$ 914,306	N	6	2027
7	2028	703,367	115,000	-	818,367	175,842	565,196	9,475	750,513	67,854	$ 982,160	N	7	2028
8	2029	710,617	115,000	-	825,617	177,654	561,728	9,475	748,857	76,760	$ 1,058,920	N	8	2029
9	2030	717,940	115,000	-	832,940	179,485	561,721	9,475	750,681	82,259	$ 1,141,179	N	9	2030
10	2031	725,335	115,000	-	840,335	181,334	556,125	9,475	746,934	93,402	$ 1,234,581	N	10	2031
11	2032	732,805	115,000	-	847,805	183,201	564,671	9,475	757,348	90,458	$ 1,325,038	N	11	2032
12	2033	740,349	125,000	-	865,349	185,087	562,806	9,475	757,369	107,981	$ 1,433,019	N	12	2033
13	2034	747,969	125,000	-	872,969	186,992	565,518	9,475	761,985	110,984	$ 1,544,003	N	13	2034
14	2035	755,665	125,000	-	880,665	188,916	562,775	9,475	761,166	119,499	$ 1,663,502	N	14	2035
15	2036	763,438	125,000	-	888,438	190,859	559,844	9,475	760,178	128,260	$ 1,791,762	N	15	2036
16	2037	771,289	125,000	-	896,289	192,822	561,019	9,475	763,316	132,973	$ 1,924,734	N	16	2037
17	2038	779,218	125,000	-	904,218	194,804	561,206	9,475	765,486	138,732	$ 2,063,466	N	17	2038
18	2039	787,226	130,000	-	917,226	196,807	560,433	9,475	766,714	150,512	$ 2,213,979	Y	18	2039
19	2040	795,315	130,000	-	925,315	198,829	558,663	9,475	766,966	158,349	$ 2,372,327	Y	19	2040
20	2041	803,484	130,000	-	933,484	200,871	555,729	9,475	766,075	167,409	$ 2,539,737	Y	20	2041
21	2042	811,735	130,000	-	941,735	202,934	326,963	19,325	549,221	392,514	$ 2,932,251	Y	21	2042
		$ 13,633,501	$ 2,967,119	$ 7,035,363	$ 23,635,983	$ 9,894,466	$ 10,379,725	$ 429,541	$ 20,703,732	$ 2,932,251				

NOTES:

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

Tax Incremental District # 15: Gateway Northwest Annual Report 12/31/2025

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 2025

Expenditures totaled $1,061,145 in 2025. The City spent $993,422 on debt service costs, and $67,724 in administrative and other costs.

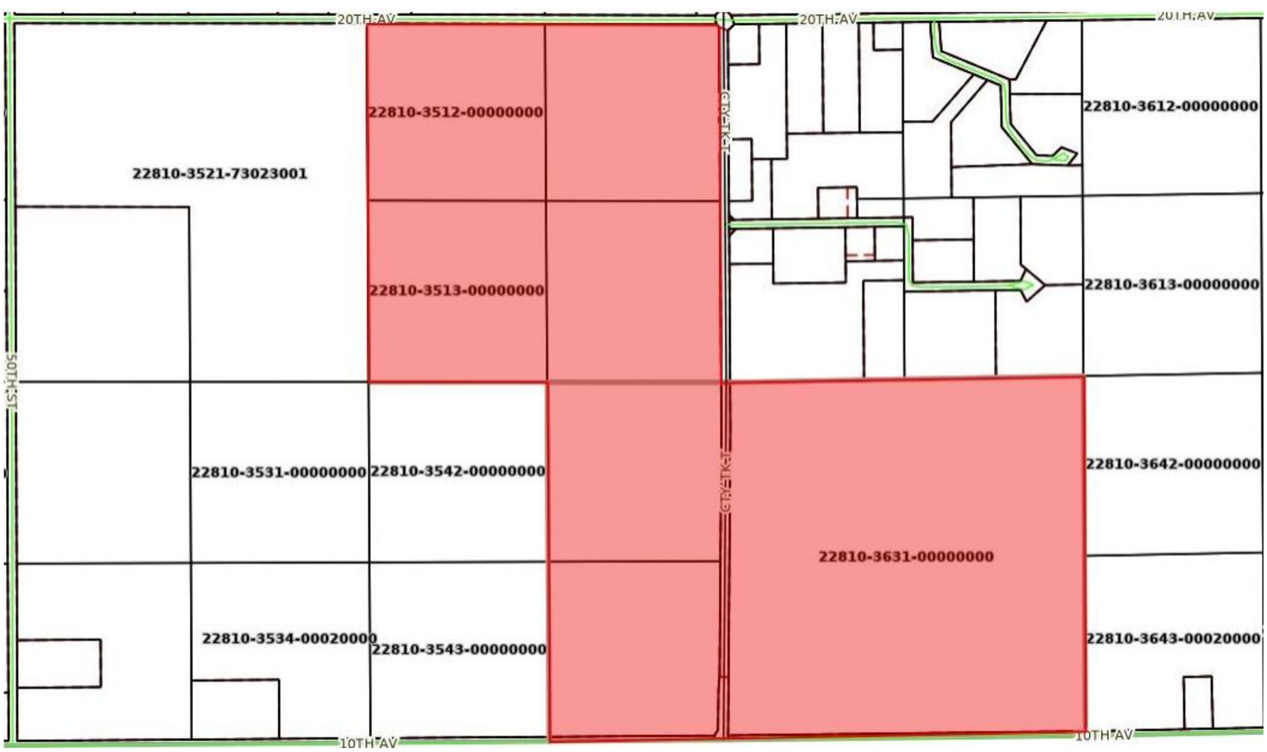
Current Year Expenditures

The current project plan anticipates current year expenditures of $7,236,822. Of this total $5,966,715 is anticipated in capital project costs, $1,287,637 is projected for debt service payments, and $9,470 on administrative and other expenses.

TID #15 Status Report	
Name	Gateway Northwest
Type	Mixed Use
Effective Date	8/1/2022
Original Project Costs	$21,104,000
Amendment #1 Date	N/A
Amendment #1 Type	N/A
End of Construction	7/12/2037
Termination Date	7/12/2042

TID #15 Equalized Value	
Base	$171,600
Increment	$17,463,700
Total Equalized Value	$17,635,300
Percent Change	10177%

Map



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	Debt Service	Admin. & Other	Total Uses	Annual	Cumulative	Breakeven?		Year
0	2022	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000	$ 1,000	$ (1,000)	$ (1,000)	N	0	2022
1	2023	-	200,551	8,147,495	8,348,046	2,746,479	-	135,451	2,881,930	5,466,116	$ 5,465,116	N	1	2023
2	2024	53,627	289,267	-	342,894	6,238	483,602	57,448	547,288	(204,394)	$ 5,260,722	N	2	2024
3	**2025**	**266,685**	**3,040,797**	**-**	**3,307,482**	**-**	**993,422**	**67,724**	**1,061,145**	**2,246,337**	**$ 7,507,059**	**N**	**3**	**2025**
4	2026	284,213	-	-	284,213	5,966,715	1,287,637	9,470	7,263,822	(6,979,609)	$ 527,451	N	4	2026
5	2027	350,400	-	-	350,400	900,000	1,276,862	9,470	2,186,332	(1,835,932)	$ (1,308,481)	N	5	2027
6	2028	679,422	-	-	679,422	500,000	1,263,671	9,470	1,773,141	(1,093,718)	$ (2,402,199)	N	6	2028
7	2029	1,288,401	-	-	1,288,401	-	931,344	9,470	940,814	347,587	$ (2,054,612)	N	7	2029
8	2030	1,789,549	-	-	1,789,549	-	558,559	9,470	568,029	1,221,519	$ (833,093)	N	8	2030
9	2031	1,807,472	-	-	1,807,472	3,905,000	547,559	9,470	4,462,029	(2,654,557)	$ (3,487,650)	N	9	2031
10	2032	1,825,575	-	-	1,825,575	-	546,309	9,470	555,779	1,269,795	$ (2,217,855)	N	10	2032
11	2033	1,843,858	-	-	1,843,858	320,000	544,559	9,470	874,029	969,829	$ (1,248,026)	N	11	2033
12	2034	1,862,325	-	-	1,862,325	320,000	537,434	9,470	866,904	995,421	$ (252,605)	N	12	2034
13	2035	1,880,976	-	-	1,880,976	320,000	534,934	9,470	864,404	1,016,572	$ 763,967	N	13	2035
14	2036	1,899,814	-	-	1,899,814	320,000	527,059	9,470	856,529	1,043,284	$ 1,807,251	N	14	2036
15	2037	1,918,840	-	-	1,918,840	320,000	528,684	9,470	858,154	1,060,686	$ 2,867,937	N	15	2037
16	2038	1,938,056	-	-	1,938,056	320,000	531,009	9,470	860,479	1,077,577	$ 3,945,514	Y	16	2038
17	2039	1,957,465	-	-	1,957,465	320,000	529,209	9,470	858,679	1,098,785	$ 5,044,299	Y	17	2039
18	2040	1,977,067	-	-	1,977,067	320,000	527,009	9,470	856,479	1,120,588	$ 6,164,887	Y	18	2040
19	2041	1,996,866	-	-	1,996,866	320,000	534,209	9,470	863,679	1,133,187	$ 7,298,074	Y	19	2041
20	2042	2,016,862	-	-	2,016,862	320,000	530,809	9,470	860,279	1,156,583	$ 8,454,657	Y	20	2042
21	2043	2,037,059	-	-	2,037,059	-	536,809	19,320	556,129	1,480,930	$ 9,935,587	Y	21	2043
		$ 29,674,533	$ 3,530,616	$ 8,147,495	$ 41,352,643	$ 17,224,432	$ 13,750,692	$ 441,932	$ 31,417,057	$ 9,935,587				

NOTES:

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

Tax Incremental District # 16: Shopko Plaza Annual Report 12/31/2025

Introduction

In 2023, the City Council approved the creation of TID # 16. The purpose of TID # 16 is to pay the costs of street infrastructure and potential land acquisition needed to facilitate development in the area. In addition to the incremental property value that will be created, the City expects the project will result in new commercial development and housing opportunities.

Expenditures in 2025

Expenditures totaled $9,770 in 2025. The City spent $9,620 on administrative costs, and $150 on Department of Revenue (DOR) certification fees and other expenses.

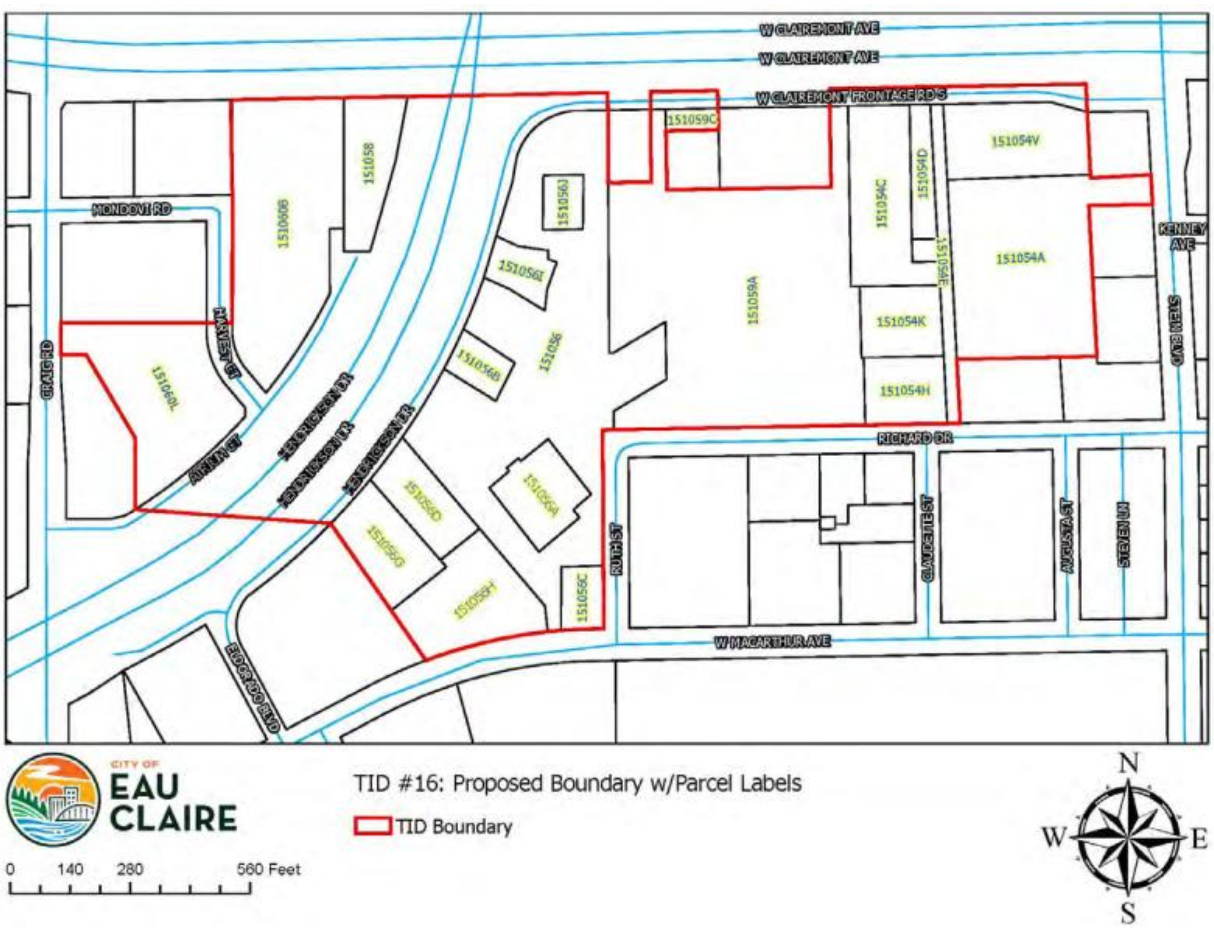
Current Year Expenditures

The current project plan anticipates current year expenditures of $9,470. Of this total $9,320 is projected for administrative expenses, and $150 is anticipated for DOR annual certification charges.

TID #16 Status Report	
Name	Shopko Plaza
Type	Mixed Use
Effective Date	6/27/2023
Original Project Costs	$9,187,500
Amendment #1 Date	N/A
Amendment #1 Type	N/A
End of Construction	6/27/2038
Termination Date	6/27/2043

TID #16 Equalized Value	
Base	$30,243,700
Increment	$48,562,500
Total Equalized Value	$78,806,200
Percent Change	161%

Map



City of Eau Claire

Tax Incremental District #16 - Shopko Plaza

Projection of Cash Flow

		Sources of Funds				Uses of Funds				Fund Balance				
	Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Total Uses	Annual	Cumulative	Breakeven?		Year
0	2023	$ -	$ -	$ -	$ -	$ -	$ -	$ 84,600	$ 84,600	$ (84,600)	$ (84,600)	N	0	2023
1	2024	-	-	-	-	-	-	56,080	56,080	(56,080)	$ (140,680)	N	1	2024
2	**2025**	**219,918**	**718**	**-**	**220,635**	**-**	**-**	**9,770**	**9,770**	**210,865**	**$ 70,185**	**N**	**2**	**2025**
3	2026	819,426	-	-	819,426	-	-	9,470	9,470	809,956	$ 880,141	N	3	2026
4	2027	846,184	-	-	846,184	250,000	-	9,470	259,470	586,714	$ 1,466,855	N	4	2027
5	2028	859,749	-	-	859,749	3,200,000	-	9,470	3,209,470	(2,349,721)	$ (882,866)	N	5	2028
6	2029	873,450	-	-	873,450	-	-	9,470	9,470	863,980	$ (18,887)	N	6	2029
7	2030	887,287	-	-	887,287	1,265,000	-	9,470	1,274,470	(387,183)	$ (406,069)	N	7	2030
8	2031	901,264	-	-	901,264	-	-	9,470	9,470	891,794	$ 485,724	N	8	2031
9	2032	915,379	-	-	915,379	1,035,000	-	9,470	1,044,470	(129,091)	$ 356,634	N	9	2032
10	2033	929,636	-	-	929,636	-	-	9,470	9,470	920,166	$ 1,276,800	N	10	2033
11	2034	944,036	-	-	944,036	1,000,000	-	9,470	1,009,470	(65,434)	$ 1,211,366	N	11	2034
12	2035	958,579	-	-	958,579	2,415,000	-	9,470	2,424,470	(1,465,891)	$ (254,525)	N	12	2035
13	2036	973,269	-	-	973,269	-	-	9,470	9,470	963,799	$ 709,274	Y	13	2036
14	2037	988,104	-	-	988,104	-	-	9,470	9,470	978,634	$ 1,687,908	Y	14	2037
15	2038	1,003,089	-	-	1,003,089	-	-	9,470	9,470	993,619	$ 2,681,527	Y	15	2038
16	2039	1,018,223	-	-	1,018,223	-	-	9,470	9,470	1,008,753	$ 3,690,280	Y	16	2039
17	2040	1,033,508	-	-	1,033,508	-	-	9,470	9,470	1,024,038	$ 4,714,318	Y	17	2040
18	2041	1,048,946	-	-	1,048,946	-	-	9,470	9,470	1,039,476	$ 5,753,794	Y	18	2041
19	2042	1,064,539	-	-	1,064,539	-	-	9,470	9,470	1,055,069	$ 6,808,864	Y	19	2042
20	2043	1,080,288	-	-	1,080,288	-	-	9,470	9,470	1,070,818	$ 7,879,681	Y	20	2043
21	2044	1,096,194	-	-	1,096,194	-	-	19,320	19,320	1,076,874	$ 8,956,555	Y	21	2044
		$ 18,461,068	$ 718	$ -	$ 18,461,786	$ 9,165,000	$ -	$ 340,230	$ 9,505,230	$ 8,956,555				

NOTES:

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

Tax Incremental District # 17: The Sevens Annual Report 12/31/2025

Introduction

In 2024, the City Council approved the creation of TID # 17. The purpose of TID # 17 is to pay the costs of street projects, multi-modal overpass, trail projects, and incentives for the development project within the TID. The proposed development will include a new location for business headquarters, residential housing, and hospital or other medical facilities.

Expenditures in 2025

Expenditures totaled $2,210,410 in 2025. The City spent $2,000,000 in developer incentives, $142,009 on debt service payments, and $68,401 on administrative and other costs.

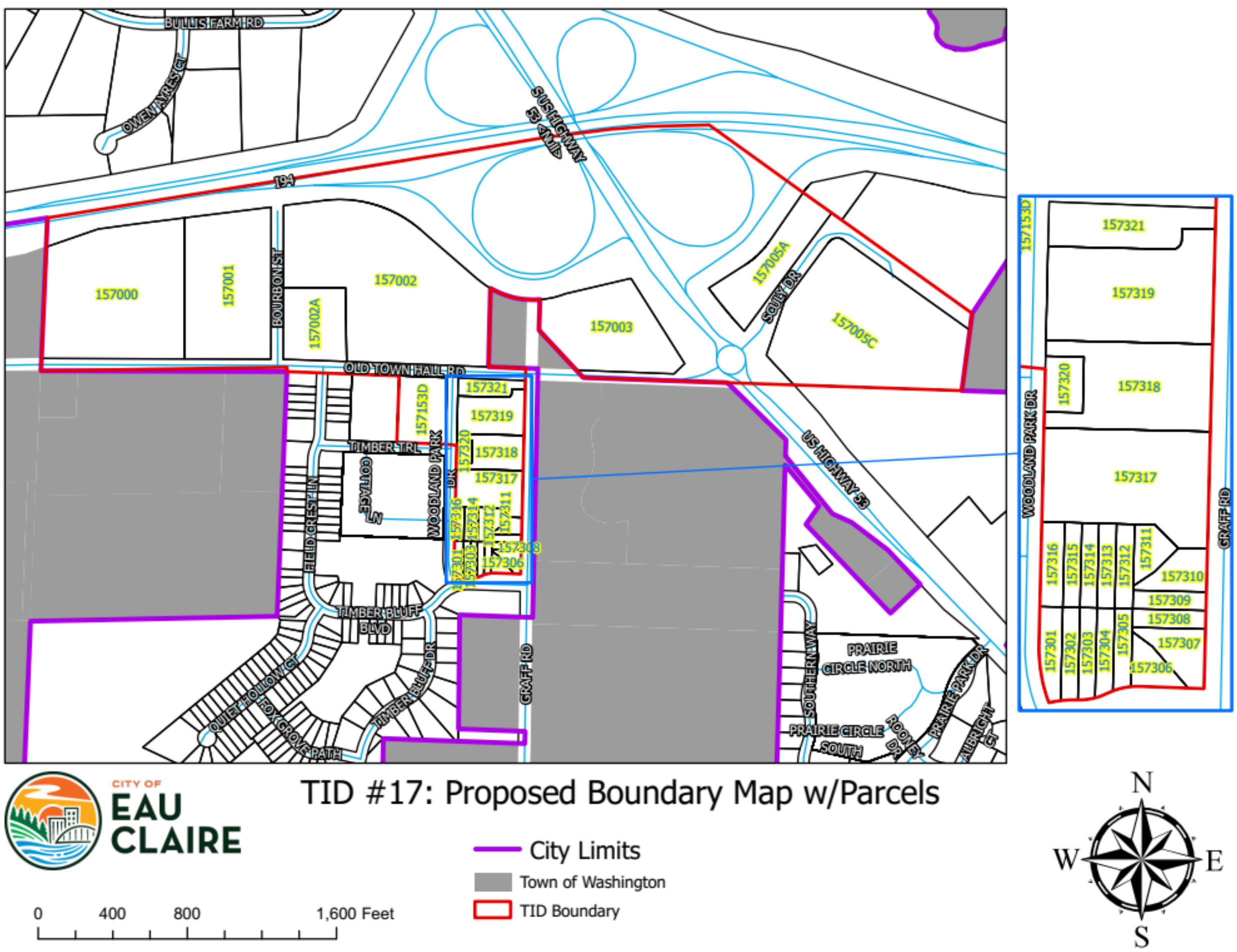
Current Year Expenditures

The current project plan anticipates current year expenditures of $4,692,740. Of this total $1,500,000 is projected for capital expenditures, $3,000,000 in developer incentives, $125,270 on debt service payments, and $67,470 on administrative and other costs.

TID #17 Status Report	
Name	The Sevens
Type	Mixed Use
Effective Date	6/25/2024
Original Project Costs	$30,000,000
Amendment #1 Date	N/A
Amendment #1 Type	N/A
End of Construction	6/25/2039
Termination Date	6/25/2044

TID #17 Equalized Value	
Base	$20,498,500
Increment	$2,963,100
Total Equalized Value	$23,461,600
Percent Change	14%

Map



City of Eau Claire

Tax Incremental District #17 - The Sevens

Projection of Cash Flow

		Sources of Funds				Uses of Funds				Fund Balance				
	Year	Tax Increments	Other	Long-Term Debt	Total Sources	Project Costs	Debt Service	Admin. & Other	Total Uses	Annual	Cumulative	Breakeven?		Year
0	2024	$ -	$ 132,200	$ 3,285,000	$ 3,417,200	$ -	$ -	$ 62,671	$ 62,671	$ 3,354,529	$ 3,354,529	N	0	2024
1	**2025**	**-**	**136,662**	**-**	**136,662**	**2,000,000**	**142,009**	**68,401**	**2,210,410**	**(2,073,748)**	**$ 1,280,781**	**N**	**1**	**2025**
2	2026	49,998	-	-	49,998	4,500,000	125,270	67,470	4,692,740	(4,642,742)	$ (3,361,961)	N	2	2026
3	2027	668,471	-	-	668,471	-	264,849	67,470	332,319	336,152	$ (3,025,809)	N	3	2027
4	2028	762,983	-	8,840,000	9,602,983	8,850,000	263,918	176,870	9,290,788	312,195	$ (2,713,614)	N	4	2028
5	2029	925,934	-	-	925,934	100,000	267,624	67,470	435,094	490,840	$ (2,222,773)	N	5	2029
6	2030	1,136,917	-	-	1,136,917	250,000	261,086	67,470	578,556	558,361	$ (1,664,412)	N	6	2030
7	2031	1,269,861	-	-	1,269,861	100,000	264,305	67,470	431,775	838,086	$ (826,327)	N	7	2031
8	2032	1,404,134	-	-	1,404,134	250,000	262,161	67,470	579,631	824,502	$ (1,824)	N	8	2032
9	2033	1,522,876	-	-	1,522,876	100,000	264,655	67,470	432,125	1,090,751	$ 1,088,926	N	9	2033
10	2034	1,541,563	-	-	1,541,563	250,000	266,976	67,470	584,446	957,117	$ 2,046,043	N	10	2034
11	2035	1,560,438	-	-	1,560,438	790,000	264,210	67,470	1,121,680	438,758	$ 2,484,801	N	11	2035
12	2036	1,579,501	-	-	1,579,501	940,000	266,375	67,470	1,273,845	305,656	$ 2,790,457	N	12	2036
13	2037	1,598,755	-	-	1,598,755	790,000	263,493	67,470	1,120,963	477,792	$ 3,268,249	N	13	2037
14	2038	1,618,201	-	-	1,618,201	690,000	265,233	67,470	1,022,703	595,499	$ 3,863,748	N	14	2038
15	2039	1,637,842	-	-	1,637,842	690,000	266,490	67,470	1,023,960	613,882	$ 4,477,630	N	15	2039
16	2040	1,657,679	-	-	1,657,679	1,690,000	262,360	67,470	2,019,830	(362,151)	$ 4,115,479	N	16	2040
17	2041	1,677,715	-	-	1,677,715	2,690,000	262,856	67,470	3,020,326	(1,342,611)	$ 2,772,868	N	17	2041
18	2042	1,697,951	-	-	1,697,951	2,690,000	267,720	67,470	3,025,190	(1,327,239)	$ 1,445,629	Y	18	2042
19	2043	1,718,389	-	-	1,718,389	690,000	262,026	67,470	1,019,496	698,893	$ 2,144,522	Y	19	2043
20	2044	1,739,032	-	-	1,739,032	690,000	265,801	67,470	1,023,271	715,761	$ 2,860,283	Y	20	2044
21	2045	1,759,881	-	-	1,759,881	-	-	77,320	77,320	1,682,561	$ 4,542,844	Y	21	2045
		$ 27,528,119	$ 268,862	$ 12,125,000	$ 39,921,981	$ 28,750,000	$ 5,029,416	$ 1,599,722	$ 35,379,137	$ 4,542,844				

NOTES:

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