



Minutes
Committee No. 1
Revenues, Disbursements, Water and Wastewater
April 12, 2013

Committee #1 – Revenues, Disbursements, Water and Wastewater met on **Friday, April 12, 2013 at 8:00 AM** in the **City Hall, Council Chambers, 30 West Central Street, Chippewa Falls, WI.**

Committee/Council Members present: Jane Lardahl, George Adrian, Brian Flynn, Mayor Hoffman.

Others Present: Finance Manager/Treasurer Lynne Bauer, City Clerk Bridget Givens, City Planner Jayson Smith, City Engineer/Public Works Director/Utility Manager Rick Rubenzer, Fire Chief Tom Larson.

The meeting was called to order at: 8:00 AM.

Item #1: Review and discuss issues relating to City lot sales. Possible recommendations to the Council.

This Committee held discussions on February 12, 2013 and made recommendations regarding selling various lots on Marilyn Street and Chippewa Crossing Boulevard. (See attached minutes). Since that time, questions arose regarding well and septic services for some of the lots and it was unclear whether or not the City would allow that. City Engineer Rick Rubenzer indicated the lots might not be marketable if they were not buildable due to the lack of City water/sewer services. If the City allowed private well/septic systems then the lots would be buildable. **There was a motion by Flynn** to proceed with the sale of the lots as discussed on February 12, 2013 but not to exclude well and septic from Lots 1, 2 and 3. **This motion died for lack of a second.** The Committee decided to proceed with the sale of Lot 7-11 as detailed in the February 12, 2013 Minutes but to hold additional discussion on Lots 1-5 further at their next meeting.

No action taken.

Item #2: Discuss Fire Department request to sell City property at 11 W. Spring Street and use of those funds. Possible recommendations to the Council.

Fire Chief Tom Larson requested permission to sell various items located in the 11 W. Spring Street building acquired recently by the City. He would use the monies to fund safety equipment sales. Last year, the Committee granted a similar request for 13 N. Bridge Street.

Motion by Flynn/Adrian to recommend the Council approve the Fire Department request to sell items from 11 W. Spring Street and use funds to buy safety equipment. **All present voted aye, motion carried.**

Item #3: Discuss financing the construction of a frontage road connecting Chippewa Crossing Blvd with Chippewa Mall Drive for development projects on 17+ acres of property located to the west of Chippewa Crossing Blvd. Possible recommendations to the Council.

Jayson and Rick presented information on a proposed Chippewa Falls Hampton Inn & Suites from Chippewa Crossing Partners LLC and John Bernhardt Chippewa Crossing Hotel Group LLC. This is estimated to be an \$8M project that would hopefully lead to other development in that area. Road improvements would need to be made to that area in order for this project to happen and Rubenzer indicated there were a couple of options - a cul de sac option costing approximately \$230,000 or a complete extension through to Chippewa Mall Drive costing approximately \$656,000. Funding for this project could come from TIF 7 if amended.

Motion by Adrian/Flynn to recommend the Council proceed with funding of a frontage road connecting Chippewa Crossing Blvd with Chippewa Mall Drive contingent upon the Hampton Inn & Suites locating to the City. **All present voting aye, motion carried.**

Item #4: Discuss funding for downtown entrance projects. Possible recommendations to the Council.

Jayson presented information regarding the downtown entrance plan projects and estimated costs. (See attached) Of the listed projects, the Chamber building acquisition and relocation costs have not been approved by the Council. Finance Mgr Bauer indicated the bond for the previously approved capital items needed to happen in order to take advantage of pre-pay options and bids that would run out by the end of June. Jane indicated the full Council should discuss the Chamber issue at the next Council meeting before committing to the terms of the project. Bauer suggested approving a not-to-exceed amount that would include financing for the Chamber project. This would allow the Council to discuss at the next Council meeting and remove that project and funding from the borrowing if not approved. Initial resolutions will be brought to the May 7th Council Meeting to begin the bonding/borrowing process.

Motion by Flynn/Adrian to recommend the Council proceed with borrowing for downtown entrance projects (see attached listing) in an amount not to exceed \$2,707,440*. **All present voted aye, motion carried.**

(*This amount will be added to the previously authorized amount of \$1,590,000 for capital items)

Item #5: Adjournment.

Motion by Adrian/Flynn to adjourn at 9:35 AM. **All present voted aye. Motion carried.**

**Minutes submitted by:
Lynne Bauer, Finance Mgr.**



Minutes
Committee No. 1
Revenues, Disbursements, Water and Wastewater
February 12, 2013

Committee #1 – Revenues, Disbursements, Water and Wastewater met on Tuesday, February 12, 2013 at 8:00 AM in the City Hall, Council Chambers, 30 West Central Street, Chippewa Falls, WI.

Committee/Council Members present: Jane Lardahl, Brian Flynn, George Adrian, Bill Hicks, Mayor Hoffman.

Others Present: Finance Manager/Treasurer Lynne Bauer, Police Chief Wendy Stelter, City Planner Jayson Smith, Parks & Recreation Director Dick Hebert, Fire Chief Tom Larson, Utility Office Manager Connie Freagon, City Clerk Bridget Givens, Public Works Director/City Engineer/Utilities Manager Rick Rubenzer, Library Director Virginia Roberts, Brian Reilly, Ehlers & Associates.

The meeting was called to order at: 8:00 AM.

Item #1: Discuss acquisition of property located on Herbert Street using the balance of the Municipal Flood Control funds. Possible recommendation to the Council.

City Planner Jayson Smith presented information regarding remaining funds available through the municipal flood control grant program. He indicated there is a time frame to use these monies and due to restrictions associated with the grant there are not many properties available to utilize these monies. He believes the Herbert Street property would be a good choice and indicated this property could provide a resting area for bike path users. The City would need to provide matching funds of 30% or approximately \$26,000. An option for funding the City match would be lot sale monies from Riverside Industrial Park.

Motion by Flynn/Adrian to recommend the Council approve acquiring the Herbert Street property utilizing the balance of the municipal flood control funds with the City match funding to come from (Riverside Industrial Park) land sale monies. All present voting aye, motion carried.

Item #2: Discuss borrowing for S E H project. Possible recommendations to the Council.

City Planner Jayson Smith and Ehler's Representative Brian Reilly discussed the borrowing process for the S E H project. Mr. Reilly indicated that because this project is not a public purpose project, the borrowing would be taxable. The estimated amount is \$2,827,000. Financing will be for 5 years and cash flows from TIF 11 will be used to repay this debt.

Motion by Flynn/Adrian to recommend the Council authorize issuing five-year note anticipation notes in the amount of \$2.827M with associated costs for funding the S E H project. **All present voting aye, motion carried.**

Item #3: General discussion on borrowing process for downtown entrance projects and capital items. Possible recommendations to the Council.

The Committee held a brief discussion on the borrowing process for additional downtown entrance projects and department capital requests. A more in depth discussion will be held at a future committee meeting.

No action taken.

Item #4: Discuss issues relating to City lot sales. Possible recommendations to the Council.

The Committee discussed City lots available for sale and the process to sell those lots. In 2011 bids were solicited for six lots along Chippewa Crossing Boulevard but only two were sold. At that time, an advertisement was placed in the Chippewa Herald and minimum bids were set. It was noted that the purchaser of Lot 6 would also like to purchase Lot 5 at the minimum bid of \$5,000. The City also has five additional lots for sale along Chippewa Crossing Boulevard and Marilyn Street. The Committee discussed how to proceed with selling these lots and decided the prior process of advertising and accepting minimum bids would be used. The minimum bid for Lots 1, 2 and 3 will be \$5,000 and the minimum bid for Lots 7, 8, 9, 10 and 11 will be \$17,500.

Motion by Flynn/Adrian to recommend to the Council that the City use the same process used in 2011 to advertise and solicit bids for available lots for sale on Chippewa Crossing Boulevard and Marilyn Street and to establish minimum bids of \$5,000 for Lots 1, 2 and 3 and minimum bids of \$17,500 for Lots 7, 8, 9, 10 and 11; to advertise in both the Chippewa Herald and Eau Claire Leader; and to provide an update to the Committee by June 1. **All present voted aye, motion carried.**

Item #5: Discuss various department fund carryover requests from 2012 to 2013. Possible recommendations to the Council.

The Committee discussed a request from IT Manager Connie Freagon to carry over funds from the 2012 Data Processing Budget. There are continuing efforts to implement a data consolidation plan with Chippewa County and these funds will be used for that purpose. The amount left in the data processing budget is \$31,000. An additional amount of

approximately \$2,000 will be needed in 2013 and will be discussed at a future committee meeting.

Motion by Adrian/Flynn to recommend the Council carry over \$31,000 from the 2012 Data Processing Budget (#10.51440) to the 2013 Data Processing Budget (#10.51440) to be used for data consolidation efforts. **All present voted aye. Motion carried.**

Item #6: Discuss request to use room tax funds for Parks & Recreation brochures. Possible recommendations to the Council.

Parks & Recreation Director Hebert requested room tax funds to purchase brochures. He is planning on having two brochures with one concentrating on general information about the park and one to be used for raising funds. Room tax funds have been utilized in the past to purchase these brochures.

Motion by Flynn/Adrian to recommend the Council allocate \$3,000 from the room tax fund to be used to purchase brochures for the Park. **All present voted aye, motion carried.**

Item #7: Adjournment.

Motion by Adrian/Flynn to adjourn at 9:20 AM. **All present voted aye. Motion carried.**

**Minutes submitted by:
Lynne Bauer, Finance Mgr.**

REPORT

TO: CHIPPEWA FALLS CITY COUNCIL COMMITTEE #1 MEMBERS
FROM: FIRE CHIEF THOMAS LARSON
DATE: APRIL 8, 2013
RE: CITY PROPERTY ITEMS AT CITY OWNED 11 W. STREET (TAN-FASTIC BUILDING)

The City of Chippewa Falls has recently purchased a two story commercial building with three upstairs apartments located at 11 W. Spring Street (the Tan-Fastic) building as part of the downtown re-development plan. With the building being vacant and being city surplus property, the Fire/EMS Department has been utilizing the building for firefighting and specialized rescue training since last week. City plans are to tear the building down by this summer of 2013.

Trying to be creative and seeking alternate sources of revenue, the Fire/EMS Department would like to salvage several items from within the building that have been identified as valuable. Some of these items have already been utilized as training rescue props.

With permission of the City Council, we would like to sell these items, with the proceeds going into a Fire/EMS Department revenue account to fund the purchase of needed safety equipment for the department.

Items that we would like to salvage and sell include:

- Several floor to ceiling mirrors
- Partition heavy duty sliding room/wall divider
- Built-in wall unit electrical oven
- Desks and file cabinets
- Several electrical breaker boxes with circuit breakers
- Several electrical hot water heaters
- Copper plumbing
- Copper electrical wiring
- Smaller miscellaneous items

NOTE: Committee #1 and the full City Council both did approve a similar request of the Fire/EMS Department for the City Owned 13 N. Bridge Street building last October of 2012.

Thomas K. Larson, Fire Chief
Chippewa Falls Fire & Emergency Services
211 Bay Street
Chippewa Falls, WI 54729
(715) 723-5710 office
(715) 828-0731 cell
(715) 726-2751 FAX
tlarson@chippewafalls-wi.gov



**Proposed Chippewa Falls Hampton Inn & Suites
Investment Opportunity offered by Chippewa Crossing Partners LLC**

Notice of Confidential Offering - Dated April 9, 2013

John Bernhardt, of Chippewa Crossing Partners LLC, is seeking Hotel Investors for a proposed 85 room Hampton Inn and Suites Hotel. The hotel property will be owned by a newly created entity - Chippewa Crossing Hotel Group LLC. The total hotel development cost is estimated to be approximately \$7,700,000 including land, construction, other development costs.



Based on the anticipated cost, revenues and profits the project will require equity of \$1,950,000. The Development Group will provide \$700,000 of the equity needed and will also provide the personal guarantee on the first mortgage. Other experienced hotel investors have expressed interest in this investment totaling more than \$400,000. Based on these anticipated funds additional equity of \$850,000 will be required to fund the Development. The Developer is seeking investments of \$50,000 or more from individual investors to invest in an equity interest in the project.

The hotel site has excellent visibility and accessibility to and from State Highway 29, at the main exit to the City of Chippewa Falls. The hotel will have four stories and have 85 guest rooms. The construction of the hotel is scheduled to begin early this Summer and will be completed in time for a Spring 2014 opening.

The project is approximately one mile away from the Historic Chippewa Falls downtown area and is also conveniently located to attractions such as Leinenkugel Brewery, Irvine Park and Zoo, and the Northern Wisconsin State Fair Grounds.

Directly north of the proposed hotel are business parks with many Fortune 500 Companies. Employers include Hutchinson Technologies, Cray Inc., TTM Technologies, and Premium Waters. Additionally a 78 unit assisted living facility has just opened as part of a regional Veteran's Center. St. Joseph's Medical Hospital is also located just north of the site.

This is an exciting opportunity to support your community and be involved in an exciting investment.

To receive a confidential offering circular which details the projected performance -

Please Contact

**Mark Miller, Advisor to Chippewa Crossing Hotel Group LLC
Email Address: MCMVETTE@aol.com**

**John Bernhardt Chippewa Crossing Hotel Group LLC
Cell Phone – (414)202-6347 john_bernhardt@yahoo.com**

Engineer's Estimate

Project: Chippewa Crossing Bernhard Drive
 Limits: Chippewa Crossing RAB to the west
 Project Length: 0.13 MILES

4/11/2013

Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price
204.003	Removing Concrete Sidewalks	SF		\$0.75	\$0.00
204.004	Removing Driveways	SF		\$1.00	\$0.00
204.005	Removing Curb and Gutter	LF		\$2.00	\$0.00
256.001	Sanitary Sewer Main 8-Inch	LF	710	\$30.00	\$21,300.00
256.004	Sanitary Sewer Main, 15-Inch	LF		\$43.00	\$0.00
256.009	Sanitary Sewer Main, 21-Inch	LF		\$50.00	\$0.00
256.01	Sanitary Sewer Main, 24-Inch	LF		\$60.00	\$0.00
256.006	Sanitary Sewer Service Pipe & Riser 4-6-Inch	LF	100	\$25.00	\$2,500.00
256.020	Sanitary Manhole Type M	VF	2	\$250.00	\$500.00
256.030	Manhole Covers Type 1 (Sanitary)	Each	2	\$500.00	\$1,000.00
256.033	Connect to Existing Sanitary Sewer	Each	1	\$1,000.00	\$1,000.00
256.050	Sanitary Wye 8"x4", 8"x6"	Each	1	\$100.00	\$100.00
256.080	Maintain Sanitary Sewer Flow	Project	0	\$1,000.00	\$0.00
256.081	Reconnect Existing Sanitary Service	Each		\$100.00	\$0.00
256.090	Removing Manholes (Sanitary)	Each		\$400.00	\$0.00
257.001	Water Main 6-Inch	LF	685	\$30.00	\$20,550.00
257.004	Water Main 12-Inch	LF		\$35.00	\$0.00
257.014	Water Main 4-Inch	LF		\$30.00	\$0.00
257.009	Water Service Pipe 1-Inch	LF	100	\$20.00	\$2,000.00
257.013	Hydrant Lead DI, 6-Inch	LF	30	\$35.00	\$1,050.00
257.030	Corporation Stop 1-Inch	Each	1	\$175.00	\$175.00
257.034	Curb Stop & Box 1-Inch	Each	1	\$200.00	\$200.00
257.050	Connect to Existing Water Main	Each	1	\$1,000.00	\$1,000.00
257.060	Gate Valve & Box 6-Inch	Each	3	\$1,700.00	\$5,100.00
257.064	Gate Valve & Box 12-Inch	Each		\$3,000.00	\$0.00
257.080	Fire Hydrant	Each	1	\$2,500.00	\$2,500.00
257.082	Water Main Fittings	LB	500	\$6.00	\$3,000.00
257.083	Insulation, 2-Inch	SF		\$2.50	\$0.00
257.084	Reconnect Existing Water Service	Each		\$100.00	\$0.00
257.100	Adjusting Gate Valve Box	Each		\$200.00	\$0.00
257.102	Abandon Water Main	Each		\$250.00	\$0.00
257.109	Removing Fire Hydrant	Each		\$350.00	\$0.00
257.200	Tracer Wire Access Box	Each	100	\$50.00	\$5,000.00
258.001	Storm Sewer 12-Inch	LF	435	\$30.00	\$13,050.00
258.002	Storm Sewer 15-Inch	LF		\$35.00	\$0.00
258.014	Storm Sewer 6-Inch	LF		\$30.00	\$0.00
258.030	Connect to Existing Storm Sewer	Each	1	\$350.00	\$350.00
258.040	Storm Manhole, Type B	LF	2	\$200.00	\$400.00
258.050	Manhole Covers, Type 1 (Storm)	Each	2	\$500.00	\$1,000.00
258.052	Inlet Type 3	VF		\$300.00	\$0.00
258.056	Catch Basin Type 2	VF	6.00	\$300.00	\$1,800.00
258.061	Inlet Cover, Type H	Each	6	\$500.00	\$3,000.00
258.073	Removing Inlets	Each		\$200.00	\$0.00
258.074	Removing Manholes, (Storm)	Each		\$400.00	\$0.00
258.079	Removing Pipe (Storm Sewer)	LF		\$5.00	\$0.00
259.002	HMA Pavement Type E-1.0	Ton	600	\$66.00	\$39,600.00
259.018	Sawcut Pavement	LF	100	\$2.00	\$200.00
259.020	Base Aggregate Dense 1 1/4-Inch(SWAG)	CY	960	\$17.00	\$16,320.00
259.022	Excavation Common(SWAG)	CY	3840	\$8.00	\$30,720.00
259.051	Concrete Curb and Gutter 30-Inch Type D	LF	1500	\$8.00	\$12,000.00
259.060	Concrete Sidewalk 4-Inch	SF		\$2.75	\$0.00
259.064	Concrete Driveway, 7-Inch	SF		\$3.75	\$0.00
259.070	Curb Ramp Detectable Warning Field Yellow	SF		\$30.00	\$0.00
260.060	Pavement Marking Epoxy, 4-Inch (Yellow)	LF		\$0.50	\$0.00
260.070	Pavement Marking Stop Line Epoxy 12-Inch	LF		\$8.00	\$0.00
260.100	Pavement Marking Epoxy Crosswalk	LF		\$4.00	\$0.00
260.128	Pavement Marking Parking Epoxy, 4-Inch	LF		\$3.00	\$0.00
256.012	General Erosion Control	LMP	1	\$500.00	\$500.00
260.013	Turf Establishment	SY	4000	\$5.00	\$20,000.00
260.015	Clearing	ID	20	\$20.00	\$400.00
260.200	Maintenance of Traffic	LMP	1	\$1,000.00	\$1,000.00
260.300	Moving Signs	Each		\$75.00	\$0.00
260.302	Sign Post Wood, 4"x6"	Each	4	\$125.00	\$500.00
260.303	Sign Post Metal, 2-Inch	Each	4	\$200.00	\$800.00

Engineer Estimate Total \$208,615.00

Total	\$208,615.00
Contingencies (10%)	\$20,861.50

Estimate Total **\$229,476.50**

Extension west to CM Drive
 \$ 426,250
 Total = \$655,727

4-5-13

PROJECT	ACQUISITION	RELOCATION	DEMOLITION	ENVIR. REMED.	ENGINEERING	OTHER	TOTALS
BEAUTY SALON	\$ 63,500		\$ 25,000	\$ 4,885	\$ 12,000	\$ 2,100	\$ 107,485
CAR LOT	\$ 136,000		\$ 15,000	\$ 3,000	\$ 8,500	\$ 1,500	\$ 164,000
RAILROAD PROPERTY	\$ 60,000			\$ 75,000			\$ 135,000
POWER LINE RELOCATE						\$ 494,800	\$ 494,800
BRIDGE ST. REBUILD						\$ 1,300,000	\$ 1,300,000
TANFASTIC	\$ 65,000		\$ 30,000	\$ 20,000	\$ 10,000	\$ 2,500	\$ 127,500
HONG KONG HOUSE	\$ 38,000					\$ 1,400	\$ 39,400
CHIP VAL SIDE ROOF	\$ 125,000	\$ 60,000	\$ 20,000	\$ 5,000	\$ 8,500		\$ 218,500
CHAMBER PURCHASE	\$ 450,000						\$ 450,000
CHAMBER RELOCATE		\$ 60,000					\$ 60,000
CHAMBER DEMO			\$ 50,000		\$ 10,000		\$ 60,000
EMPIRE REHAB						\$ 300,000	\$ 300,000
TOTAL	\$ 937,500	\$ 120,000	\$ 140,000	\$ 107,885	\$ 49,000	\$ 2,102,300	\$ 3,456,685
FUNDING SOURCES							TOTAL
CDBG	\$ 400,000		\$ 90,000		\$ 10,000		\$ 500,000
BOND	\$ 537,500	\$ 120,000	\$ 50,000	\$ 107,885	\$ 36,650	\$ 1,855,405	\$ 2,707,440
TF#11 CASH					\$ 2,350	\$ 239,395	\$ 239,395
PAID						\$ 7,500	\$ 9,850
TOTAL	\$ 937,500	\$ 120,000	\$ 140,000	\$ 107,885	\$ 49,000	\$ 2,102,300	\$ 3,456,685

4/5/2013

2013 TIF 11 REVENUE:	\$1,470,000	
TIF 11 REVENUE USES		
TIF 5 DEBT SERVICE	165,605.00	
TIF 12 EXPENSES	300,000.00	RLF CONTRIBUTION
	200,000.00	S.E.H. PAYMENT
	125,000.00	DOWNTOWN PLAN
REIMBURSE GEN FUND	240,000.00	JOINT DISPATCH
REIMBURSE GEN FUND	200,000.00	CASH
TIF 11 REVENUE BAL.	239,395.00	
UTILITY RELOCATION	494,800.00	
TIF 11 BALANCE/CASH	239,395.00	
UTILITY REL. BAL./NOTE	255,405.00	

2013 DOWNTOWN PROJECTS BOND		
TOTAL	2,707,440.00	15 YEAR TERM, 2.5% I
ANNUAL D/S	216,635.00	

2014 TIF 11 REVENUE: \$1,470,000		
TIF 11 REV.		
USES		
TIF 5 DEBT SER.	170,000.00	
S.E.H. DEBT SER.	675,000.00	
DWT. DEBT SER.	216,635.00	
TOTAL D/S	1,061,635.00	
TIF 11 REV.		
BALANCE	408,365.00	CASH REIMBURSE GF

City of Chippewa Falls, WI
 Tax Increment Forecast

TID No. 11
 District Classification: Industrial
 Creation Date: 9/22/08
 Effective Creation Year: 2008
 End of Expenditure Period: 2031
 Maximum Life of District (Final Year): 2031
 Final Revenue Year: 2031
 Inflation Factor: 0.00%

Construction Year	Valuation Year	Revenue Year	Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Tax Increment	Expenses	Total Available for Sharing	TID 4	TID 5	TID 12	Total Sharing	Annual Balance	Cumulative Balance		
2010	2011	2012	-	13,509,200	22.43	303,056	5,000	5,000	298,056	-	-	-	11,671	286,385	286,385		
2011	2012	2013	52,405,100	65,914,300	22.43	1,470,677	5,000	5,000	1,473,677	-	-	-	765,665	989,167	989,167		
2012	2013	2014	(1,500,000)	64,414,300	22.43	1,445,027	5,000	5,000	1,440,027	-	-	-	900,633	481,394	1,439,561		
2013	2014	2015	(800,000)	63,614,300	22.43	1,428,811	5,000	5,000	1,423,811	-	-	-	1,107,883	320,918	1,760,479		
2014	2015	2016	(2,000,000)	61,614,300	22.43	1,308,944	5,000	5,000	1,303,944	9,458	168,518	839,376	1,089,560	250,198	2,055,072		
2015	2016	2017	(2,000,000)	59,614,300	22.43	1,344,077	5,000	5,000	1,339,077	19,827	179,677	889,375	1,080,879	250,198	2,305,270		
2016	2017	2018	(2,000,000)	57,614,300	22.43	1,289,211	5,000	5,000	1,284,211	28,039	172,852	844,375	1,046,160	248,051	2,553,321		
2017	2018	2019	(2,000,000)	55,614,300	22.43	1,284,344	5,000	5,000	1,279,344	-	480,162	400,000	940,162	309,182	2,862,503		
2018	2019	2020	(2,000,000)	53,614,300	22.43	1,209,477	5,000	5,000	1,204,477	-	484,592	260,000	744,692	409,885	3,322,388		
2019	2020	2021	(2,000,000)	51,614,300	22.43	1,184,611	5,000	5,000	1,179,611	125,000	492,272	260,000	877,272	282,339	3,604,727		
2020	2021	2022	(2,000,000)	49,614,300	22.43	1,119,744	5,000	5,000	1,114,744	-	-	260,000	809,677	854,744	4,459,470		
2021	2022	2023	(2,000,000)	47,614,300	22.43	1,074,877	5,000	5,000	1,069,877	-	-	260,000	744,692	809,677	5,269,348		
2022	2023	2024	(2,000,000)	45,614,300	22.43	1,074,877	5,000	5,000	1,069,877	-	-	260,000	689,677	814,877	6,084,225		
2023	2024	2025	(2,000,000)	43,614,300	22.43	1,074,877	5,000	5,000	1,069,877	-	-	260,000	629,677	814,877	6,899,102		
2024	2025	2026	(2,000,000)	41,614,300	22.43	1,074,877	5,000	5,000	1,069,877	-	-	260,000	569,677	814,877	7,713,979		
2025	2026	2027	(2,000,000)	39,614,300	22.43	1,074,877	5,000	5,000	1,069,877	-	-	260,000	509,677	814,877	8,528,857		
2026	2027	2028	(2,000,000)	37,614,300	22.43	1,074,877	5,000	5,000	1,069,877	-	-	260,000	449,677	814,877	9,343,734		
2027	2028	2029	(2,000,000)	35,614,300	22.43	1,074,877	5,000	5,000	1,069,877	-	-	260,000	389,677	814,877	10,158,611		
2028	2029	2030	(2,000,000)	33,614,300	22.43	1,074,877	5,000	5,000	1,069,877	-	-	260,000	329,677	814,877	10,973,488		
2029	2030	2031	(2,000,000)	31,614,300	22.43	1,074,877	5,000	5,000	1,069,877	-	-	260,000	269,677	814,877	11,788,365		
Totals										23,114,874	60,000	23,054,874	103,118	2,505,224	0,571,078	11,280,217	

* AVAILABLE TO REIMBURSE GENERAL FUND FOR PREVIOUS TIF ADVANCES

TIF# 11
 TRANSFERS TO TIF# 11
 415,12

TIF# 11
 ANNUAL BALANCE *

City of Chippewa Falls, WI
 Tax Department Forecast
 TD No. 12
 District Classification: Bight
 Creation Date: 5/17/2012
 Effective Creation Year: 2012
 Excl of Expenditure Period: 2004
 Maximum Life of District (Final Year): 2035
 Final Revenue Year: 2035
 Inflation Factor: 0.00%

Construction Year	Valuation	Revenue	Inflation Increment	New Valuation	TD Value	Tax Rate	Projected Tax Increment	SEH Loan Payments	TD 11 Pooled Revenues	Total Revenues	2013 Tax Base	2013 Tax Base Reduction	RDA Contribution	Project Cash Grant Incentive	2013 G.O. Note	2015 Build	Admin	Total Expense
2010					0	22.43	-			800,000	800,000	35,781	800,000		285,844	199,300	5,000	385,741
2011					0	22.43	-			933,375	933,375	42,375	800,000		285,844	172,250	5,000	441,475
2012					0	22.43	-			1,066,458	1,066,458	44,375	800,000		285,844	172,250	5,000	441,475
2013					0	22.43	-			1,209,542	1,209,542	46,375	800,000		285,844	172,250	5,000	441,475
2014					0	22.43	-			1,352,625	1,352,625	48,375	800,000		285,844	172,250	5,000	441,475
2015					0	22.43	-			1,495,708	1,495,708	50,375	800,000		285,844	172,250	5,000	441,475
2016					0	22.43	-			1,638,792	1,638,792	52,375	800,000		285,844	172,250	5,000	441,475
2017					0	22.43	-			1,781,875	1,781,875	54,375	800,000		285,844	172,250	5,000	441,475
2018					0	22.43	-			1,924,958	1,924,958	56,375	800,000		285,844	172,250	5,000	441,475
2019					0	22.43	-			2,068,042	2,068,042	58,375	800,000		285,844	172,250	5,000	441,475
2020					0	22.43	-			2,211,125	2,211,125	60,375	800,000		285,844	172,250	5,000	441,475
2021					0	22.43	-			2,354,208	2,354,208	62,375	800,000		285,844	172,250	5,000	441,475
2022					0	22.43	-			2,497,292	2,497,292	64,375	800,000		285,844	172,250	5,000	441,475
2023					0	22.43	-			2,640,375	2,640,375	66,375	800,000		285,844	172,250	5,000	441,475
2024					0	22.43	-			2,783,458	2,783,458	68,375	800,000		285,844	172,250	5,000	441,475
2025					0	22.43	-			2,926,542	2,926,542	70,375	800,000		285,844	172,250	5,000	441,475
2026					0	22.43	-			3,069,625	3,069,625	72,375	800,000		285,844	172,250	5,000	441,475
2027					0	22.43	-			3,212,708	3,212,708	74,375	800,000		285,844	172,250	5,000	441,475
2028					0	22.43	-			3,355,792	3,355,792	76,375	800,000		285,844	172,250	5,000	441,475
2029					0	22.43	-			3,498,875	3,498,875	78,375	800,000		285,844	172,250	5,000	441,475
2030					0	22.43	-			3,641,958	3,641,958	80,375	800,000		285,844	172,250	5,000	441,475
2031					0	22.43	-			3,785,042	3,785,042	82,375	800,000		285,844	172,250	5,000	441,475
2032					0	22.43	-			3,928,125	3,928,125	84,375	800,000		285,844	172,250	5,000	441,475
2033					0	22.43	-			4,071,208	4,071,208	86,375	800,000		285,844	172,250	5,000	441,475
2034					0	22.43	-			4,214,292	4,214,292	88,375	800,000		285,844	172,250	5,000	441,475
2035					0	22.43	-			4,357,375	4,357,375	90,375	800,000		285,844	172,250	5,000	441,475
2036					0	22.43	-			4,500,458	4,500,458	92,375	800,000		285,844	172,250	5,000	441,475
2037					0	22.43	-			4,643,542	4,643,542	94,375	800,000		285,844	172,250	5,000	441,475
2038					0	22.43	-			4,786,625	4,786,625	96,375	800,000		285,844	172,250	5,000	441,475
2039					0	22.43	-			4,929,708	4,929,708	98,375	800,000		285,844	172,250	5,000	441,475
2040					0	22.43	-			5,072,792	5,072,792	100,375	800,000		285,844	172,250	5,000	441,475
2041					0	22.43	-			5,215,875	5,215,875	102,375	800,000		285,844	172,250	5,000	441,475
2042					0	22.43	-			5,358,958	5,358,958	104,375	800,000		285,844	172,250	5,000	441,475
2043					0	22.43	-			5,502,042	5,502,042	106,375	800,000		285,844	172,250	5,000	441,475
2044					0	22.43	-			5,645,125	5,645,125	108,375	800,000		285,844	172,250	5,000	441,475
2045					0	22.43	-			5,788,208	5,788,208	110,375	800,000		285,844	172,250	5,000	441,475
2046					0	22.43	-			5,931,292	5,931,292	112,375	800,000		285,844	172,250	5,000	441,475
2047					0	22.43	-			6,074,375	6,074,375	114,375	800,000		285,844	172,250	5,000	441,475
2048					0	22.43	-			6,217,458	6,217,458	116,375	800,000		285,844	172,250	5,000	441,475
2049					0	22.43	-			6,360,542	6,360,542	118,375	800,000		285,844	172,250	5,000	441,475
2050					0	22.43	-			6,503,625	6,503,625	120,375	800,000		285,844	172,250	5,000	441,475
2051					0	22.43	-			6,646,708	6,646,708	122,375	800,000		285,844	172,250	5,000	441,475
2052					0	22.43	-			6,789,792	6,789,792	124,375	800,000		285,844	172,250	5,000	441,475
2053					0	22.43	-			6,932,875	6,932,875	126,375	800,000		285,844	172,250	5,000	441,475
2054					0	22.43	-			7,075,958	7,075,958	128,375	800,000		285,844	172,250	5,000	441,475
2055					0	22.43	-			7,219,042	7,219,042	130,375	800,000		285,844	172,250	5,000	441,475
2056					0	22.43	-			7,362,125	7,362,125	132,375	800,000		285,844	172,250	5,000	441,475
2057					0	22.43	-			7,505,208	7,505,208	134,375	800,000		285,844	172,250	5,000	441,475
2058					0	22.43	-			7,648,292	7,648,292	136,375	800,000		285,844	172,250	5,000	441,475
2059					0	22.43	-			7,791,375	7,791,375	138,375	800,000		285,844	172,250	5,000	441,475
2060					0	22.43	-			7,934,458	7,934,458	140,375	800,000		285,844	172,250	5,000	441,475
2061					0	22.43	-			8,077,542	8,077,542	142,375	800,000		285,844	172,250	5,000	441,475
2062					0	22.43	-			8,220,625	8,220,625	144,375	800,000		285,844	172,250	5,000	441,475
2063					0	22.43	-			8,363,708	8,363,708	146,375	800,000		285,844	172,250	5,000	441,475
2064					0	22.43	-			8,506,792	8,506,792	148,375	800,000		285,844	172,250	5,000	441,475
2065					0	22.43	-			8,649,875	8,649,875	150,375	800,000		285,844	172,250	5,000	441,475
2066					0	22.43	-			8,792,958	8,792,958	152,375	800,000		285,844	172,250	5,000	441,475
2067					0	22.43	-			8,936,042	8,936,042	154,375	800,000		285,844	172,250	5,000	441,475
2068					0	22.43	-			9,079,125	9,079,125	156,375	800,000		285,844	172,250	5,000	441,475
2069					0	22.43	-			9,222,208	9,222,208	158,375	800,000		285,844	172,250	5,000	441,475
2070					0	22.43	-			9,365,292	9,365,292	160,375	800,000		285,844	172,250	5,000	441,475
2071					0	22.43	-			9,508,375	9,508,375	162,375	800,000		285,844	172,250	5,000	441,475
2072					0	22.43	-			9,651,458	9,651,458	164,375	800,000		285,844	172,250	5,000	441,475
2073					0	22.43	-			9,794,542	9,794,542	166,375	800,000		285,844	172,250	5,000	441,475
2074					0	22.43	-			9,937,625	9,937,625	168,375	800,000		285,844	172,250	5,000	441,475
2075					0	22.43	-			10,080,708	10,080,708	170,375	800,000		285,844	172,250	5,000	441,475
2076					0	22.43	-			10,223,792	10,223,792	172,375	800,000		285,844	172,250	5,000	441,475
2077					0	22.43	-			10,366,875	10,366,875	174,375	800,000		285,844	172,250	5,000	441,475
2078					0	22.43	-			10,509,958	10,509,958	176,375	800,000		285,844	172,250	5,000	441,475
2079					0	22.43	-			10,653,042	10,653,042	178,375	800,000		285,844	172,250	5,000	441,475
2080					0	22.43	-			10,796,125	10,796,125	180,375	800,000		285,844	172,250	5,000	441,475
2081					0	22.43	-			10,939,208	10,939,208	182,375	800,000		285,844	172,250	5,000	441,475
2082					0	22.43	-			11,082,292	11,082,292	184,375	800,000		285,844	172,250	5,000	441,475
2083					0	22.43	-			11,225,375	11,225,375	186,375	800,000		285,844	172,250	5,000	441,475
2084					0	22.43	-			11,368,458	11,368,458	188,375						