

## Tax Increment Financing

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### Background & Purpose

Tax Increment Financing (TIF) is a financing tool utilized by the City of Madison to fund public infrastructure, promote development opportunities, and expand future tax base by providing public financial assistance to private developments in a tax increment district (TID). A TID is a geographic area comprised of contiguous whole units of property. All of the existing districts, and future districts, must demonstrate that development is not possible without a form of City assistance. Currently, Madison has 14 TIDs with another two TIDs likely being created in late 2021 or early 2022.

Beginning in 2009, State law began allowing the use of TIF proceeds to support Affordable Housing. Under the revised policy, jurisdictions can keep a TIF district open for one additional year and utilize the additional tax increment to fund affordable housing developments. Incremental revenue from TID 33 was appropriated to Affordable Housing in 2016. Incremental revenue from TIDs 27, 32, and 43 were appropriated to Affordable Housing in the 2018.

In 2021, the Common Council approved resolutions dissolving TIDs #25 and #35 and authorizing one additional year of incremental revenues (i.e., taxes levied in 2022 and collected in 2023) for affordable housing. All residual revenue in the TIDs will be distributed proportionally to the underlying taxing jurisdictions (i.e., City of Madison, Dane County, Madison School District, and Madison College).

The information outlined in the TIF cash flow statements is provided for informational purposes and is not intended to serve as budget.

### 2022 Highlights

Key TIF-funded projects in the 2022 Capital Budget include:

- Blair Street Quiet Zone (TID #36 – Capital Gateway Corridor)
- Old Middleton Underpass (TID #41 – University/Whitney)
- Cannonball Path (TID #42 – Wingra)
- Village on Park Redevelopment (TID #42 – Wingra)
- Economic development loans (TID #46 – Research Park)
- Bus Rapid Transit (TID #46 – Research Park)
- Ohmeda Drive (TID #49 – Femrite Drive)
- Economic development loans (TID #49 – Femrite Drive)
- Blight studies (TID #5X – South Madison)
- Improvement grants, marketing, and planning studies (TID #5X – State Street)

**Tax Incremental Financing  
Citywide Summary - All Active TIDs  
2022 Adopted Budget**

<u>No.</u>	<u>Name</u>	<u>Year of Inception</u>	<u>Base Value</u>	<u>2021 Value</u>	<u>Accumulated TIF Increment Change August 15, 2021</u>	<u>2022 Ratio of Debt Svc. and Cap. Leases to Annual Revenues (Excluding Borrowing)</u>	<u>Dec. 31, 2022 Budgeted Cash Balance</u>	<u>Dec. 31, 2022 Balance of Unrecovered Costs (Favorable)</u>	<u>2022 Capital Budget Adopted</u>
25	Wilson Street	1995	\$38,606,700	\$252,742,200	555%	16%	(\$11,830)	\$12,526	-
29	Allied Terrace	2000	41,741,400	77,184,000	85%	0%	689,827	(1,689,155)	500
35	Todd Drive	2005	25,800,600	80,559,600	212%	7%	3,633,431	(3,171,951)	-
36	Capitol Gateway	2005	97,652,400	549,444,800	463%	25%	21,391,500	(14,126,575)	1,452,000
37	Union Corners	2006	43,466,900	181,495,700	318%	9%	5,955,556	(4,436,849)	31,000
39	Stoughton Road	2008	263,256,500	384,728,200	46%	10%	7,010,722	(5,031,555)	30,000
41	University/Whitney	2011	18,703,300	72,378,300	287%	39%	2,874,655	3,995,612	1,500,000
42	Wingra	2012	50,866,200	122,529,300	141%	30%	490,074	7,025,666	9,300,500
44	Royster Clark	2013	30,448,400	76,072,800	150%	45%	(99,222)	1,609,178	1,000
45	Capitol Square West	2015	79,304,000	174,829,200	120%	89%	(5,249,131)	11,474,987	51,500
46	Research Park	2015	118,934,300	419,190,500	252%	16%	5,948,614	20,670,956	24,000,000
47	Silicon Prairie	2017	10,032,600	28,125,300	180%	16%	1,011,338	(711,010)	-
48	Regent Street	2021	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	-
49	Femrite Drive	2021	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	3,100,000
5X	South Madison	2022	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	75,000
5X	State Street	2022	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	Unavailable	600,000
							\$ 43,645,534	\$ 15,621,830	\$ 40,141,500

**Tax Incremental Financing  
Citywide Summary - All Active TIDs  
2022 Adopted Budget**

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ 20,396,329	\$ 29,138,573	\$ 35,545,391	\$ 40,551,628	\$ 40,551,628
<b>Project Inflows:</b>					
Incremental Revenues	25,533,533	32,595,417	32,587,121	37,082,168	36,688,142
Computer Reimbursement	791,156	781,054	790,465	781,091	781,091
Personal Property Aid	887,709	1,591,859	1,591,859	887,709	887,709
Payment on Advance	-	-	-	-	-
Interest Income	319,821	359,241	456,630	498,901	498,901
Proceeds from Borrowing	1,320,000	12,250,000	12,250,000	26,275,000	26,525,000
Developer Capital Funding	-	215,946	236,943	185,000	185,000
Application Fees	-	-	-	-	-
Other	4,009,335	-	3,060,744	1,000,000	1,000,000
<b>Total Inflows:</b>	<u>\$ 32,861,554</u>	<u>\$ 47,793,516</u>	<u>\$ 50,973,761</u>	<u>\$ 66,709,869</u>	<u>\$ 66,565,843</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	28,483	150,000	150,000	2,500,000	2,550,000
Engineering: Major Streets	1,159,481	2,250,000	2,582,075	2,150,000	1,350,000
Engineering: Storm Water	10,424	3,000,000	3,562,192	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	475	-	-	-	-
Parks	2,893	7,000	7,000	7,000	7,000
Parking	-	-	-	-	-
PCED: Payments to Developers	-	7,000,000	7,000,000	6,100,000	6,100,000
PCED: Planning Studies	-	-	-	75,000	75,000
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	1,465,110	140,000	3,140,654	9,060,000	9,060,000
Traffic Engineering	168	-	150	-	-
Transit	-	-	-	20,000,000	20,000,000
Debt Service-Principal	9,498,403	7,790,414	7,791,913	7,423,629	7,423,629
Debt Service-Interest	1,358,319	1,041,359	1,096,633	801,169	801,169
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	785,000	800,000	800,000	820,000	820,000
Capital Lease-Interest	61,380	42,540	42,540	22,140	22,140
Refund to Overlying Districts	-	-	16,500,000	14,000,000	14,000,000
Staff Costs	212,452	190,000	217,654	239,000	239,000
Audit Costs	26,000	26,000	26,000	24,000	24,000
Other	4,007,103	-	3,001,550	-	-
<b>Total Outflows:</b>	<u>\$ 18,615,691</u>	<u>\$ 22,437,313</u>	<u>\$ 45,918,361</u>	<u>\$ 63,221,938</u>	<u>\$ 62,471,938</u>
<b>Annual Net Cash Flow</b>	<u>\$ 14,245,863</u>	<u>\$ 25,356,203</u>	<u>\$ 5,055,400</u>	<u>\$ 3,487,931</u>	<u>\$ 4,093,905</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ 34,642,192</u>	<u>\$ 54,494,776</u>	<u>\$ 40,600,791</u>	<u>\$ 44,039,559</u>	<u>\$ 44,645,534</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	\$ 5,632,314	\$ (9,121,770)	\$ 4,235,001	\$ 15,195,146	\$ 15,621,830

**Tax Incremental Financing**  
**TID #25 - Wilson Street Corridor**  
Inception 1995

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ 18,533,758	\$ 22,399,313	\$ 22,042,006	\$ 9,617,453	\$ 9,617,453
<b>Project Inflows:</b>					
Incremental Revenues	4,219,442	4,461,181	4,461,181	4,995,674	4,926,494
Computer Reimbursement	29,242	28,551	28,551	29,242	29,242
Personal Property Aid	12,182	(3,268)	(3,268)	12,182	12,182
Payment on Advance	-	-	-	-	-
Interest Income	149,663	223,993	211,729	76,940	76,940
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	215,946	236,943	185,000	185,000
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Inflows:</b>	<u>\$ 4,410,529</u>	<u>\$ 4,926,404</u>	<u>\$ 4,935,137</u>	<u>\$ 5,299,038</u>	<u>\$ 5,229,858</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	38,900	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Streets	-	-	-	-	-
Parking -- Ramp at Judge Doyle	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	-	-	-	-	-
Debt Service-Interest	-	-	-	-	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	785,000	800,000	800,000	820,000	820,000
Capital Lease-Interest	61,380	42,540	42,540	22,140	22,140
Refund to Overlying Districts	-	-	16,500,000	14,000,000	14,000,000
Staff Costs	14,851	15,000	15,000	15,000	15,000
Audit Costs	2,000	2,000	2,000	2,000	2,000
Other	150	-	150	-	-
<b>Total Outflows:</b>	<u>\$ 902,281</u>	<u>\$ 859,540</u>	<u>\$ 17,359,690</u>	<u>\$ 14,859,140</u>	<u>\$ 14,859,140</u>
<b>Annual Net Cash Flow</b>	<u>\$ 3,508,248</u>	<u>\$ 4,066,864</u>	<u>\$ (12,424,553)</u>	<u>\$ (9,560,102)</u>	<u>\$ (9,629,282)</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ 22,042,006</u>	<u>\$ 26,466,176</u>	<u>\$ 9,617,453</u>	<u>\$ 57,351</u>	<u>\$ (11,830)</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	<u>\$ (20,421,310)</u>	<u>\$ (25,646,177)</u>	<u>\$ (8,796,757)</u>	<u>\$ (56,655)</u>	<u>\$ 12,526</u>

Note: Adopted RES-21-00516 dissolves TID #25, effective January 1, 2022, and a separate resolution (Legistar File ID 67071) authorizes extending the life of TID #25 for an additional year to collect incremental revenues for affordable housing pursuant to Wis. Stat. §66.1105(6)(g). Distribution of the residual incremental revenues to the underlying taxing jurisdictions is planned for 2021 and 2022. Incremental revenues from taxes levied in 2022 and collected in 2023 will be used for affordable housing.

**Tax Incremental Financing**  
**TID #29 - Allied Terrace**  
Inception 2000

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ (2,438,861)	\$ (964,452)	\$ (1,964,003)	\$ (1,167,439)	\$ (1,167,439)
<b>Project Inflows:</b>					
Incremental Revenues	583,502	757,406	757,406	826,858	839,279
Computer Reimbursement	9,516	9,516	9,516	9,516	9,516
Personal Property Aid	23,971	42,792	42,792	23,971	23,971
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	1,520	-	-	1,000,000	1,000,000
<b>Total Inflows:</b>	<u>\$ 618,509</u>	<u>\$ 809,714</u>	<u>\$ 809,714</u>	<u>\$ 1,860,345</u>	<u>\$ 1,872,766</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Streets	316	500	500	500	500
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. - Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	122,953	-	-	-	-
Debt Service-Interest	4,610	-	-	-	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	13,123	10,000	10,000	13,000	13,000
Audit Costs	2,000	2,000	2,000	2,000	2,000
Other	649	-	650	-	-
<b>Total Outflows:</b>	<u>\$ 143,651</u>	<u>\$ 12,500</u>	<u>\$ 13,150</u>	<u>\$ 15,500</u>	<u>\$ 15,500</u>
<b>Annual Net Cash Flow</b>	<u>\$ 474,858</u>	<u>\$ 797,214</u>	<u>\$ 796,564</u>	<u>\$ 1,844,845</u>	<u>\$ 1,857,266</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ (1,964,003)</u>	<u>\$ (167,238)</u>	<u>\$ (1,167,439)</u>	<u>\$ 677,406</u>	<u>\$ 689,827</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	\$ 964,675	\$ 167,239	\$ 168,111	\$ (1,676,734)	\$ (1,689,155)

Note: Included in the operating statement is a note due from Gorman Companies regarding Avalon Village for \$1m due 10/5/22. The accrued interest on this loan was forgiven via resolution (File ID 66631).

Includes 2022 amounts as follows:

<u>Streets: Street Tree Replacements</u>	<u>Cash</u>	<u>500</u>	<u>500</u>
<b>TOTAL</b>		<b>\$ 500</b>	<b>\$ 500</b>

**Tax Incremental Financing**  
**TID #35 - Todd Drive / West Beltline**  
Inception 2005

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ 1,331,864	\$ 1,123,952	\$ 1,116,882	\$ 2,360,049	\$ 2,360,049
<b>Project Inflows:</b>					
Incremental Revenues	1,196,187	1,216,659	1,216,659	1,277,500	1,259,809
Computer Reimbursement	78,329	76,478	78,329	78,329	78,329
Personal Property Aid	32,418	56,667	56,667	32,418	32,418
Payment on Advance	-	-	-	-	-
Interest Income	13,057	7,868	10,945	23,128	23,128
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Inflows:</b>	<u>\$ 1,319,991</u>	<u>\$ 1,357,672</u>	<u>\$ 1,362,601</u>	<u>\$ 1,411,376</u>	<u>\$ 1,393,684</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Streets	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	168	-	150	-	-
Transit	-	-	-	-	-
Debt Service-Principal	92,169	92,168	92,168	92,168	92,168
Debt Service-Interest	17,097	15,116	15,116	13,134	13,134
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	13,337	10,000	10,000	13,000	13,000
Audit Costs	2,000	2,000	2,000	2,000	2,000
Other - Transfer to TID 38	1,410,202	-	-	-	-
<b>Total Outflows:</b>	<u>\$ 1,534,973</u>	<u>\$ 119,284</u>	<u>\$ 119,434</u>	<u>\$ 120,302</u>	<u>\$ 120,302</u>
<b>Annual Net Cash Flow</b>	<u>\$ (214,982)</u>	<u>\$ 1,238,388</u>	<u>\$ 1,243,167</u>	<u>\$ 1,291,074</u>	<u>\$ 1,273,382</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ 1,116,882</u>	<u>\$ 2,362,340</u>	<u>\$ 2,360,049</u>	<u>\$ 3,651,122</u>	<u>\$ 3,633,431</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	<u>\$ (471,066)</u>	<u>\$ (1,809,328)</u>	<u>\$ (1,806,401)</u>	<u>\$ (3,189,642)</u>	<u>\$ (3,171,951)</u>

Note: A resolution (RES-19-00566) adopted 8/6/19 authorizes an additional \$2,210,000 to be donated from TID #35 to TID #38, starting in 2019. Adopted RES-21-00515 dissolves TID #35, effective January 1, 2022, and a separate resolution (Legistar File ID 67071) authorizes extending the life of TID #35 for an additional year to collect incremental revenues for affordable housing pursuant to Wis. Stat. §66.1105(6)(g). Distribution of the residual incremental revenues to the underlying taxing jurisdictions is planned for 2021 and 2022. Incremental revenues from taxes levied in 2022 and collected in 2023 will be used for affordable housing.

**Tax Incremental Financing**  
**TID #36 - Capitol Gateway Corridor**  
Inception 2005

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ 5,091,388	\$ 2,144,792	\$ 8,789,869	\$ 14,860,829	\$ 14,860,829
<b>Project Inflows:</b>					
Incremental Revenues	7,489,133	9,217,211	9,217,211	10,540,091	10,394,132
Computer Reimbursement	78,514	78,514	78,514	78,514	78,514
Personal Property Aid	31,171	47,417	47,417	31,171	31,171
Payment on Advance	-	-	-	-	-
Interest Income	65,919	21,448	114,268	193,191	193,191
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Inflows:</b>	<u>\$ 7,664,737</u>	<u>\$ 9,364,590</u>	<u>\$ 9,457,410</u>	<u>\$ 10,842,967</u>	<u>\$ 10,697,008</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	1,350,000	1,350,000
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Streets	1,409	2,000	2,000	2,000	2,000
Parking Utility	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	404,645	50,000	50,000	100,000	100,000
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	3,150,188	3,006,497	3,006,497	2,510,900	2,510,900
Debt Service-Interest	389,175	310,803	310,803	182,437	182,437
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	18,689	15,000	15,000	19,000	19,000
Audit Costs	2,000	2,000	2,000	2,000	2,000
Other	150	-	150	-	-
<b>Total Outflows:</b>	<u>\$ 3,966,256</u>	<u>\$ 3,386,300</u>	<u>\$ 3,386,450</u>	<u>\$ 4,166,337</u>	<u>\$ 4,166,337</u>
<b>Annual Net Cash Flow</b>	<u>\$ 3,698,481</u>	<u>\$ 5,978,290</u>	<u>\$ 6,070,960</u>	<u>\$ 6,676,630</u>	<u>\$ 6,530,671</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ 8,789,869</u>	<u>\$ 8,123,081</u>	<u>\$ 14,860,829</u>	<u>\$ 21,537,458</u>	<u>\$ 21,391,500</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	<u>\$ 3,992,453</u>	<u>\$ 1,652,106</u>	<u>\$ (5,085,004)</u>	<u>\$ (14,272,533)</u>	<u>\$ (14,126,575)</u>

Includes 2022 amounts as follows:

Streets: Street Tree Replacements	Cash	2,000	2,000
Economic Development: Property Holding Costs	Cash	100,000	100,000
<u>Eng Major Streets: Blair Street Quiet Zone</u>	<u>Cash</u>	<u>1,350,000</u>	<u>1,350,000</u>
<b>TOTAL</b>		<u>\$ 1,452,000</u>	<u>\$ 1,452,000</u>

**Tax Incremental Financing**  
**TID #37 - Union Corners**  
Inception 2006

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ (797,071)	\$ 524,762	\$ 576,006	\$ 3,051,394	\$ 3,051,394
<b>Project Inflows:</b>					
Incremental Revenues	2,023,199	2,695,624	2,695,624	3,220,143	3,175,550
Computer Reimbursement	8,727	8,727	8,727	8,727	8,727
Personal Property Aid	37,907	63,294	63,294	37,907	37,907
Payment on Advance	-	-	-	-	-
Interest Income	3,444	5,248	5,760	30,514	30,514
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	59,338	-	-
<b>Total Inflows:</b>	<u>\$ 2,073,277</u>	<u>\$ 2,772,893</u>	<u>\$ 2,832,743</u>	<u>\$ 3,297,291</u>	<u>\$ 3,252,698</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	475	-	-	-	-
Streets	516	1,000	1,000	1,000	1,000
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	533	30,000	30,000	30,000	30,000
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	586,152	247,362	247,362	247,690	247,690
Debt Service-Interest	96,956	61,993	61,993	53,846	53,846
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	13,568	15,000	15,000	14,000	14,000
Audit Costs	2,000	2,000	2,000	2,000	2,000
Other	-	-	-	-	-
<b>Total Outflows:</b>	<u>\$ 700,200</u>	<u>\$ 357,355</u>	<u>\$ 357,355</u>	<u>\$ 348,536</u>	<u>\$ 348,536</u>
<b>Annual Net Cash Flow</b>	<u>\$ 1,373,077</u>	<u>\$ 2,415,538</u>	<u>\$ 2,475,388</u>	<u>\$ 2,948,755</u>	<u>\$ 2,904,162</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ 576,006</u>	<u>\$ 2,940,300</u>	<u>\$ 3,051,394</u>	<u>\$ 6,000,149</u>	<u>\$ 5,955,556</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	\$ 1,437,753	\$ (1,197,950)	\$ (1,284,997)	\$ (4,481,442)	\$ (4,436,849)

Includes 2022 amounts as follows:

Streets: Street Tree Replacements	Cash	1,000	1,000
<u>Economic Development: Property Holding Costs</u>	<u>Cash</u>	<u>30,000</u>	<u>30,000</u>
		\$ 31,000	\$ 31,000



**Tax Incremental Financing**  
**TID #39 - Stoughton Road**  
Inception 2008

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ 2,421,722	\$ 3,189,205	\$ 3,751,632	\$ 4,007,763	\$ 4,007,763
<b>Project Inflows:</b>					
Incremental Revenues	2,379,119	2,593,851	2,593,851	2,833,874	2,794,631
Computer Reimbursement	205,443	205,443	205,443	205,443	205,443
Personal Property Aid	359,814	669,023	669,023	359,814	359,814
Payment on Advance	-	-	-	-	-
Interest Income	29,312	31,892	37,516	40,078	40,078
Proceeds from Borrowing	1,320,000	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	2,815	-	1,406	-	-
<b>Total Inflows:</b>	<u>\$ 4,296,503</u>	<u>\$ 3,500,209</u>	<u>\$ 3,507,239</u>	<u>\$ 3,439,209</u>	<u>\$ 3,399,966</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	788,213	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Streets	128	500	500	500	500
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	17,666	30,000	30,000	30,000	30,000
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	370,080	153,139	153,139	273,678	273,678
Debt Service-Interest	57,585	34,548	34,548	59,829	59,829
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	30,921	10,000	30,921	31,000	31,000
Audit Costs	2,000	2,000	2,000	2,000	2,000
Other - Transfer to TID 42	1,700,000	-	3,000,000	-	-
<b>Total Outflows:</b>	<u>\$ 2,966,593</u>	<u>\$ 230,187</u>	<u>\$ 3,251,108</u>	<u>\$ 397,007</u>	<u>\$ 397,007</u>
<b>Annual Net Cash Flow</b>	<u>\$ 1,329,910</u>	<u>\$ 3,270,022</u>	<u>\$ 256,131</u>	<u>\$ 3,042,202</u>	<u>\$ 3,002,959</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ 3,751,632</u>	<u>\$ 6,459,227</u>	<u>\$ 4,007,763</u>	<u>\$ 7,049,965</u>	<u>\$ 7,010,722</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	\$ (1,345,648)	\$ (4,243,500)	\$ (1,754,918)	\$ (5,070,798)	\$ (5,031,555)

Includes 2022 amounts as follows:

Streets: Street Tree Replacements	Cash	500	500
<u>Economic Development: Property Holding Costs</u>	<u>Cash</u>	<u>30,000</u>	<u>30,000</u>
TOTAL		\$ 30,000	\$ 30,000

**Tax Incremental Financing**  
**TID #41 - University - Whitney (UW Clinic Project)**  
Inception 2011

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ 1,892,877	\$ 2,361,490	\$ 1,459,899	\$ 2,120,259	\$ 2,120,259
<b>Project Inflows:</b>					
Incremental Revenues	969,629	1,154,011	1,154,011	1,252,211	1,234,870
Computer Reimbursement	5,881	5,881	5,881	5,881	5,881
Personal Property Aid	5,921	6,579	6,579	5,921	5,921
Payment on Advance	-	-	-	-	-
Interest Income	15,949	23,615	11,679	16,962	16,962
Proceeds from Borrowing	-	5,250,000	5,250,000	1,500,000	1,500,000
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Inflows:</b>	<b>\$ 997,380</b>	<b>\$ 6,440,086</b>	<b>\$ 6,428,151</b>	<b>\$ 2,780,975</b>	<b>\$ 2,763,634</b>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	-	-	1,500,000	1,500,000
Engineering: Major Streets	-	2,250,000	2,250,000	-	-
Engineering: Storm Water	-	3,000,000	3,000,000	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Streets	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	654	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	480,480	477,665	477,665	478,040	478,040
Debt Service-Interest	38,649	27,472	27,472	15,198	15,198
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	14,027	10,000	10,000	14,000	14,000
Audit Costs	2,000	2,000	2,000	2,000	2,000
Other - Transfer to TID 38	895,202	-	-	-	-
<b>Total Outflows:</b>	<b>\$ 1,430,358</b>	<b>\$ 5,767,137</b>	<b>\$ 5,767,791</b>	<b>\$ 2,009,238</b>	<b>\$ 2,009,238</b>
<b>Annual Net Cash Flow</b>	<b>\$ (432,978)</b>	<b>\$ 672,949</b>	<b>\$ 660,360</b>	<b>\$ 771,737</b>	<b>\$ 754,396</b>
<b>Cash Balance (Deficit), December 31</b>	<b>\$ 1,459,899</b>	<b>\$ 3,034,439</b>	<b>\$ 2,120,259</b>	<b>\$ 2,891,996</b>	<b>\$ 2,874,655</b>
<b>Memo: Unrecovered Costs (Fav.)</b>	<b>\$ (366,586)</b>	<b>\$ 2,830,513</b>	<b>\$ 3,745,389</b>	<b>\$ 3,995,612</b>	<b>\$ 3,995,612</b>

Includes 2022 amounts as follows:

<u>Eng Ped Bike: Old Middleton Underpass</u>	<u>Borrowing</u>	<u>1,500,000</u>	<u>1,500,000</u>
TOTAL		\$ 1,500,000	\$ 1,500,000

**Tax Incremental Financing**  
**TID #42 - Wingra (Wingra Clinic Project)**  
Inception 2012

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ 1,187,637	\$ 2,158,203	\$ 1,651,298	\$ 1,408,810	\$ 1,408,810
<b>Project Inflows:</b>					
Incremental Revenues	646,950	1,300,131	1,300,131	1,671,864	1,648,712
Computer Reimbursement	41,233	40,258	41,233	41,233	41,233
Personal Property Aid	38,719	69,018	69,018	38,719	38,719
Payment on Advance	-	-	-	-	-
Interest Income	13,610	-	16,513	14,088	14,088
Proceeds from Borrowing	-	-	-	7,200,000	7,200,000
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other - Transfer from TID 39	1,700,000	-	3,000,000	-	-
<b>Total Inflows:</b>	<u>\$ 2,440,512</u>	<u>\$ 1,409,407</u>	<u>\$ 4,426,895</u>	<u>\$ 8,965,904</u>	<u>\$ 8,942,752</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	150,000	150,000	1,000,000	1,000,000
Engineering: Major Streets	332,368	-	332,075	-	-
Engineering: Storm Water	10,424	-	562,192	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Streets	384	500	500	500	500
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	1,042,266	30,000	3,030,000	8,300,000	8,300,000
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	502,328	504,036	505,535	506,224	506,224
Debt Service-Interest	50,380	35,058	50,380	15,764	15,764
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	36,701	20,000	36,701	37,000	37,000
Audit Costs	2,000	2,000	2,000	2,000	2,000
Other	-	-	-	-	-
<b>Total Outflows:</b>	<u>\$ 1,976,851</u>	<u>\$ 741,594</u>	<u>\$ 4,669,383</u>	<u>\$ 9,861,488</u>	<u>\$ 9,861,488</u>
<b>Annual Net Cash Flow</b>	<u>\$ 463,661</u>	<u>\$ 667,813</u>	<u>\$ (242,488)</u>	<u>\$ (895,584)</u>	<u>\$ (918,736)</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ 1,651,298</u>	<u>\$ 2,826,016</u>	<u>\$ 1,408,810</u>	<u>\$ 513,226</u>	<u>\$ 490,074</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	<u>\$ (323,799)</u>	<u>\$ (419,246)</u>	<u>\$ (586,846)</u>	<u>\$ 7,002,514</u>	<u>\$ 7,025,666</u>

Includes 2022 amounts as follows:

Engineering - Ped Bike: Cannonball Path	Borrowing	1,000,000	1,000,000
PCED - Other: Village on Park Redevelopment	Borrowing	6,200,000	6,200,000
PCED - Other: Village on Park Redevelopment	Cash	2,000,000	2,000,000
Economic Development: Property Holding Costs	Cash	100,000	100,000
<u>Streets: Street Tree Replacements</u>	<u>Cash</u>	<u>500</u>	<u>500</u>
<b>TOTAL</b>		<b>\$ 9,300,500</b>	<b>\$ 9,300,500</b>

**Tax Incremental Financing**  
**TID #44 - Royster Clark**  
Inception 2013

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ (1,048,069)	\$ (973,381)	\$ (971,300)	\$ (664,697)	\$ (664,697)
<b>Project Inflows:</b>					
Incremental Revenues	593,884	810,821	810,821	1,064,394	1,049,655
Computer Reimbursement	5,582	5,450	5,582	5,582	5,582
Personal Property Aid	12,301	21,537	21,537	12,301	12,301
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Inflows:</b>	<u>\$ 611,767</u>	<u>\$ 837,808</u>	<u>\$ 837,940</u>	<u>\$ 1,082,277</u>	<u>\$ 1,067,538</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Streets	-	1,000	1,000	1,000	1,000
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	433,420	433,420	433,420	438,802	438,802
Debt Service-Interest	84,767	71,663	84,767	45,261	45,261
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	14,661	10,000	10,000	15,000	15,000
Audit Costs	2,000	2,000	2,000	2,000	2,000
Other	150	-	150	-	-
<b>Total Outflows:</b>	<u>\$ 534,998</u>	<u>\$ 518,083</u>	<u>\$ 531,337</u>	<u>\$ 502,063</u>	<u>\$ 502,063</u>
<b>Annual Net Cash Flow</b>	<u>\$ 76,769</u>	<u>\$ 319,725</u>	<u>\$ 306,603</u>	<u>\$ 580,214</u>	<u>\$ 565,475</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ (971,300)</u>	<u>\$ (653,656)</u>	<u>\$ (664,697)</u>	<u>\$ (84,483)</u>	<u>\$ (99,222)</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	<u>\$ 3,353,478</u>	<u>\$ 2,575,615</u>	<u>\$ 2,613,455</u>	<u>\$ 1,594,439</u>	<u>\$ 1,609,178</u>

Includes 2022 amounts as follows:

<u>Streets: Street Tree Replacements</u>	<u>Cash</u>	<u>1,000</u>	<u>1,000</u>
TOTAL		\$ 1,000	\$ 1,000

**Tax Incremental Financing**  
**TID #45 - Capitol Square West**  
Inception June 2015

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ (5,259,882)	\$ (5,729,674)	\$ (5,728,680)	\$ (5,442,849)	\$ (5,442,849)
<b>Project Inflows:</b>					
Incremental Revenues	1,644,117	2,330,872	2,330,872	2,228,555	2,197,694
Computer Reimbursement	45,505	45,505	45,505	45,505	45,505
Personal Property Aid	6,909	3,135	3,135	6,909	6,909
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	-	-	-	50,000
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Inflows:</b>	<u>\$ 1,696,531</u>	<u>\$ 2,379,512</u>	<u>\$ 2,379,512</u>	<u>\$ 2,280,969</u>	<u>\$ 2,300,108</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	28,483	-	-	-	50,000
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Streets	140	1,500	1,500	1,500	1,500
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	1,837,542	1,837,541	1,837,541	1,837,541	1,837,541
Debt Service-Interest	283,882	242,490	242,490	202,349	202,349
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	13,132	10,000	10,000	13,000	13,000
Audit Costs	2,000	2,000	2,000	2,000	2,000
Other	150	-	150	-	-
<b>Total Outflows:</b>	<u>\$ 2,165,329</u>	<u>\$ 2,093,531</u>	<u>\$ 2,093,681</u>	<u>\$ 2,056,390</u>	<u>\$ 2,106,390</u>
<b>Annual Net Cash Flow</b>	<u>\$ (468,798)</u>	<u>\$ 285,981</u>	<u>\$ 285,831</u>	<u>\$ 224,579</u>	<u>\$ 193,718</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ (5,728,680)</u>	<u>\$ (5,443,693)</u>	<u>\$ (5,442,849)</u>	<u>\$ (5,218,270)</u>	<u>\$ (5,249,131)</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	\$ 15,579,618	\$ 13,456,454	\$ 13,456,246	\$ 11,394,126	\$ 11,474,987

Includes 2022 amounts as follows:

Engineering - Ped Bike: Main Street	Borrowing	-	50,000
<u>Streets: Street Tree Replacements</u>	<u>Cash</u>	<u>1,500</u>	<u>1,500</u>
TOTAL		\$ 1,500	\$ 51,500

**Tax Incremental Financing**  
**TID #46 - Research Park**  
Inception September 2015

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ 1,713,747	\$ 2,633,691	\$ 4,495,923	\$ 9,735,983	\$ 9,735,983
<b>Project Inflows:</b>					
Incremental Revenues	3,411,572	5,596,200	5,596,200	6,748,909	6,751,068
Computer Reimbursement	273,119	266,666	273,119	273,119	273,119
Personal Property Aid	326,396	615,665	615,665	326,396	326,396
Payment on Advance	-	-	-	-	-
Interest Income	27,103	45,178	44,959	97,360	97,360
Proceeds from Borrowing	-	7,000,000	7,000,000	14,000,000	14,000,000
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Inflows:</b>	<u>\$ 4,038,190</u>	<u>\$ 13,523,709</u>	<u>\$ 13,529,943</u>	<u>\$ 21,445,784</u>	<u>\$ 21,447,943</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Streets	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	7,000,000	7,000,000	4,000,000	4,000,000
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	20,000,000	20,000,000
Debt Service-Principal	978,519	978,520	978,520	978,520	978,520
Debt Service-Interest	259,213	232,365	259,213	204,792	204,792
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	16,132	50,000	50,000	50,000	50,000
Audit Costs	2,000	2,000	2,000	2,000	2,000
Other	150	-	150	-	-
<b>Total Outflows:</b>	<u>\$ 1,256,014</u>	<u>\$ 8,262,885</u>	<u>\$ 8,289,883</u>	<u>\$ 25,235,312</u>	<u>\$ 25,235,312</u>
<b>Annual Net Cash Flow</b>	<u>\$ 2,782,176</u>	<u>\$ 5,260,824</u>	<u>\$ 5,240,060</u>	<u>\$ (3,789,528)</u>	<u>\$ (3,787,369)</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ 4,495,923</u>	<u>\$ 9,778,587</u>	<u>\$ 9,735,983</u>	<u>\$ 5,946,455</u>	<u>\$ 5,948,614</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	<u>\$ 3,080,687</u>	<u>\$ 3,818,672</u>	<u>\$ 3,862,107</u>	<u>\$ 20,673,115</u>	<u>\$ 20,670,956</u>

Includes 2022 amounts as follows:

Economic Development: Developer Loans	Borrowing	4,000,000	4,000,000
Transit: Bus Rapid Transit	Cash	10,000,000	10,000,000
Transit: Bus Rapid Transit	Borrowing	10,000,000	10,000,000
<b>TOTAL</b>		<u>\$ 24,000,000</u>	<u>\$ 24,000,000</u>

**Tax Incremental Financing**  
**TID #47 - Silicon Prairie**  
Inception 2017

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ 21,044	\$ 327,671	\$ 325,859	\$ 664,074	\$ 664,074
<b>Project Inflows:</b>					
Incremental Revenues	376,799	412,024	412,024	422,094	416,248
Computer Reimbursement	-	-	-	-	-
Personal Property Aid	-	-	-	-	-
Payment on Advance	-	-	-	-	-
Interest Income	1,755	-	3,259	6,641	6,641
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Inflows:</b>	<u>\$ 378,554</u>	<u>\$ 412,024</u>	<u>\$ 415,282</u>	<u>\$ 428,734</u>	<u>\$ 422,889</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Streets	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	60,066	60,066	60,066	60,066	60,066
Debt Service-Interest	11,142	9,851	9,851	8,559	8,559
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	381	5,000	5,000	5,000	5,000
Audit Costs	2,000	2,000	2,000	2,000	2,000
Other	150	-	150	-	-
<b>Total Outflows:</b>	<u>\$ 73,739</u>	<u>\$ 76,917</u>	<u>\$ 77,067</u>	<u>\$ 75,625</u>	<u>\$ 75,625</u>
<b>Annual Net Cash Flow</b>	<u>\$ 304,815</u>	<u>\$ 335,107</u>	<u>\$ 338,215</u>	<u>\$ 353,109</u>	<u>\$ 347,264</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ 325,859</u>	<u>\$ 662,778</u>	<u>\$ 664,074</u>	<u>\$ 1,017,184</u>	<u>\$ 1,011,338</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	<u>\$ 94,601</u>	<u>\$ (315,676)</u>	<u>\$ (303,680)</u>	<u>\$ (716,856)</u>	<u>\$ (711,010)</u>

**Tax Incremental Financing**  
**TID #48 - Regent Street**  
Inception 2021

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Project Inflows:</b>					
Incremental Revenues	-	-	-	-	-
Computer Reimbursement	-	-	-	-	-
Personal Property Aid	-	-	-	-	-
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Inflows:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	-	-	-	-	-
Debt Service-Interest	-	-	-	-	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	-	-	-	-	-
Audit Costs	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Outflows:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Annual Net Cash Flow</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	\$ -	\$ -	\$ -	\$ -	\$ -



**Tax Incremental Financing**  
**TID #49 - Femrite Drive**  
Inception 2021

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Project Inflows:</b>					
Incremental Revenues	-	-	-	-	-
Computer Reimbursement	-	-	-	-	-
Personal Property Aid	-	-	-	-	-
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	-	-	2,900,000	3,100,000
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Inflows:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,900,000</u>	<u>\$ 3,100,000</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	800,000	800,000
Engineering: Storm Water	-	-	-	-	200,000
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	2,100,000	2,100,000
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	-	-	-	-	-
Debt Service-Interest	-	-	-	-	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	-	-	-	-	-
Audit Costs	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Outflows:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,900,000</u>	<u>\$ 3,100,000</u>
<b>Annual Net Cash Flow</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	\$ -	\$ -	\$ -	\$ 2,900,000	\$ 2,100,000

Includes 2022 amounts as follows:

Engineering - Major Streets: Ohmeda Drive	Borrowing	800,000	800,000
Engineering - Storm Water: Ohmeda Drive	Borrowing	-	200,000
<u>Economic Development: Developer Loans</u>	<u>Borrowing</u>	<u>2,100,000</u>	<u>2,100,000</u>
<b>TOTAL</b>		<b>\$ 2,900,000</b>	<b>\$ 3,100,000</b>

**Tax Incremental Financing**  
**TID #5X - South Madison**  
Inception 2022

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Project Inflows:</b>					
Incremental Revenues	-	-	-	-	-
Computer Reimbursement	-	-	-	-	-
Personal Property Aid	-	-	-	-	-
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	-	-	75,000	75,000
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Inflows:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 75,000</u>	<u>\$ 75,000</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	75,000	75,000
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	-	-	-	-	-
Debt Service-Interest	-	-	-	-	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	-	-	-	-	-
Audit Costs	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Outflows:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 75,000</u>	<u>\$ 75,000</u>
<b>Annual Net Cash Flow</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000

Includes 2022 amounts as follows:

<u>PCED: Blight Study</u>	<u>Borrowing</u>	<u>75,000</u>	<u>75,000</u>
TOTAL		\$ 75,000	\$ 75,000

**Tax Incremental Financing**  
**TID #5X - State Street**  
Inception 2022

	<u>2020 Actual</u>	<u>2021 Budget</u>	<u>2021 Projected</u>	<u>2022 Executive</u>	<u>2022 Adopted</u>
<b>Cash Balance (Deficit), January 1</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Project Inflows:</b>					
Incremental Revenues	-	-	-	-	-
Computer Reimbursement	-	-	-	-	-
Personal Property Aid	-	-	-	-	-
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	-	-	600,000	600,000
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Inflows:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 600,000</u>	<u>\$ 600,000</u>
<b>Project Outflows:</b>					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	600,000	600,000
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	-	-	-	-	-
Debt Service-Interest	-	-	-	-	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	-	-	-	-	-
Audit Costs	-	-	-	-	-
Other	-	-	-	-	-
<b>Total Outflows:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 600,000</u>	<u>\$ 600,000</u>
<b>Annual Net Cash Flow</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Cash Balance (Deficit), December 31</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Memo: Unrecovered Costs (Fav.)</b>	\$ -	\$ -	\$ -	\$ 600,000	\$ 600,000

Includes 2022 amounts as follows:

<u>PCED: Improvement grants, marketing, and planning studies</u>	<u>Borrowing</u>	<u>600,000</u>	<u>600,000</u>
TOTAL		\$ 600,000	\$ 600,000