

Tax Increment Financing

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. All of the existing districts, and future districts, must demonstrate that development is not possible without a form of City assistance. Currently, Madison has 13 districts with three that have closed in 2018.

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 an additional year and utilize the additional increment to fund affordable housing developments. Incremental revenue from TID 33 were appropriated to Affordable Housing in 2016. Incremental revenue from TIDs 27, 32, and 43 were appropriated to Affordable Housing in the 2018.

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

2020 Highlights

Key TIF-funded projects in the 2020 CIP include:

- Construction of Cedar Street using a combination of proceeds from TID 42 and special assessments.
- Stormwater improvements on South Street using proceeds from TID 42.
- Substitution of previously authorized Public Market funding sources (i.e., GO Borrowing, Reserves Applied, and Transfer in from General Fund) with incremental revenues from TID 36.

**Tax Incremental Financing
Citywide Summary - All Active TIDs
2020 Executive Budget**

No.	Name	Year of Inception	Base Value	2019 Value	Accumulated TIF Increment Change August 15, 2019	2020 Ratio of Debt Svc. and Cap. Leases to Annual Revenues (Excluding Borrowing)	Dec. 31, 2020 Budgeted Cash Balance	Dec. 31, 2020 Balance of Unrecovered Costs (Fav.)	2020 Capital Budget Executive
25	Wilson Street	1995	\$38,606,700	\$222,869,700	477%	18%	\$21,794,791	(\$20,174,791)	\$1,000
29	Allied Terrace	2000	41,741,400	66,015,800	58%	22%	(1,999,965)	1,999,966	500
35	Todd Drive	2005	25,800,600	78,038,100	202%	8%	1,988,418	(1,343,238)	-
36	Capitol Gateway	2005	97,652,400	424,702,800	335%	46%	2,135,748	10,645,936	7,552,000
37	Union Corners	2006	43,466,900	131,820,000	203%	34%	569,190	1,461,561	31,000
38	Badger/Ann/Park	2008	54,203,700	51,525,200	-5%	20%	(1,859,310)	1,859,310	-
39	Stoughton Road	2008	263,256,500	367,152,600	39%	16%	5,059,445	(3,986,361)	30,500
41	University/Whitney	2011	18,703,300	61,047,000	226%	51%	2,355,383	(1,262,766)	-
42	Wingra	2012	50,866,200	79,118,500	56%	79%	1,282,936	1,640,081	1,630,500
44	Royster Clark	2013	30,448,400	56,383,300	85%	85%	(630,900)	3,296,234	1,000
45	Capitol Square West	2015	79,304,000	151,102,600	91%	123%	(5,660,788)	15,545,889	1,500
46	Research Park	2015	118,934,300	272,846,500	129%	34%	4,949,394	3,355,397	-
47	Silicon Prairie	2017	10,032,600	26,487,400	164%	19%	325,745	94,716	-
							\$ 29,984,341	\$ 13,037,219	\$ 9,248,000

**Tax Incremental Financing
Citywide Summary - All Active TIDs
2019 Executive Budget**

	2018 Actual	2019 Budget	2019 Projected	2020 Executive	2020 Adopted
Cash Balance (Deficit), January 1	\$ 37,562,109	\$ 26,184,801	\$ 20,575,756	\$ 21,409,089	\$ -
Project Inflows:					
Incremental Revenues	15,557,653	19,819,954	19,245,152	25,844,450	-
Computer Reimbursement	772,461	1,064,275	790,181	772,686	-
Personal Property Aid	-	220,691	175,143	101,240	-
Payment on Advance	-	-	-	-	-
Interest Income	821,982	371,723	434,987	182,046	-
Proceeds from Borrowing	11,570,355	9,310,300	2,930,300	1,602,500	-
Developer Capital Funding	3,960,000	504,559	278,970	251,772	-
Application Fees	39,000	-	-	-	-
Other	634,485	500,000	2,633,898	500,000	-
Total Inflows:	\$ 33,355,936	\$ 31,791,502	\$ 26,488,630	\$ 29,254,694	\$ -
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	1,234,161	4,310,300	2,930,300	800,000	-
Engineering: Storm Water	-	-	-	800,000	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	3,914	8,000	8,000	8,000	-
Parking	25,904,308	25,521,135	6,095,693	-	-
PCED: Payments to Developers	3,420,000	5,000,000	4,908,000	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	90,000	90,000	7,142,000	-
Traffic Engineering	3,586	25,000	16,199	-	-
Transit	-	-	-	-	-
Debt Service-Principal	13,480,438	8,099,795	7,624,689	8,744,377	-
Debt Service-Interest	1,546,409	1,192,973	1,099,766	1,296,940	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	4,971,585	765,000	765,000	785,000	-
Capital Lease-Interest	224,864	77,828	77,828	61,380	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	200,012	235,000	201,084	190,000	-
Audit Costs	21,125	26,000	25,625	26,000	-
Other	636,994	500,000	1,813,113	500,000	-
Total Outflows:	\$ 51,647,396	\$ 45,851,031	\$ 25,655,297	\$ 20,353,697	\$ -
Annual Net Cash Flow	\$ (18,291,460)	\$ (14,059,529)	\$ 833,333	\$ 8,900,997	\$ -
Cash Balance (Deficit), December 31	\$ 19,270,649	\$ 12,125,272	\$ 21,409,089	\$ 30,310,087	\$ -
Memo: Unrecovered Costs (Fav.)	\$ 36,252,531	\$ 46,734,723	\$ 29,959,809	\$ 13,131,934	\$ -

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

	<u>2018 Actual</u>	<u>2019 Budget</u>	<u>2019 Projected</u>	<u>2020 Executive</u>	<u>2020 Adopted</u>
Cash Balance (Deficit), January 1	\$ 35,835,979	\$ 34,483,214	\$ 20,708,486	\$ 17,928,348	\$ -
Project Inflows:					
Incremental Revenues	4,740,984	3,592,976	3,592,976	4,298,764	-
Computer Reimbursement	28,551	29,242	29,242	28,551	-
Personal Property Aid	-	27,632	27,632	26,238	-
Payment on Advance	-	-	-	-	-
Interest Income	568,693	240,862	245,775	125,498	-
Proceeds from Borrowing	3,960,000	-	-	-	-
Developer Capital Funding	68,658	504,559	278,970	251,772	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 9,366,886</u>	<u>\$ 4,395,271</u>	<u>\$ 4,174,595</u>	<u>\$ 4,730,823</u>	<u>\$ -</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	1,305,952	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	1,000	1,000	1,000	-
Parking -- Ramp at Judge Doyle	17,904,307	20,521,135	6,095,693	-	-
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	4,971,585	765,000	765,000	785,000	-
Capital Lease-Interest	224,864	77,828	77,828	61,380	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	10,797	15,000	13,062	15,000	-
Audit Costs	1,625	2,000	2,000	2,000	-
Other	75,249	-	150	-	-
Total Outflows:	<u>\$ 24,494,379</u>	<u>\$ 21,381,963</u>	<u>\$ 6,954,733</u>	<u>\$ 864,380</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ (15,127,493)</u>	<u>\$ (16,986,692)</u>	<u>\$ (2,780,138)</u>	<u>\$ 3,866,443</u>	<u>\$ -</u>
Cash Balance (Deficit), December 31	<u>\$ 20,708,486</u>	<u>\$ 17,496,522</u>	<u>\$ 17,928,348</u>	<u>\$ 21,794,791</u>	<u>\$ -</u>
Memo: Unrecovered Costs (Fav.)	<u>\$ (17,538,486)</u>	<u>\$ (1,316,794)</u>	<u>\$ (15,523,348)</u>	<u>\$ (20,174,791)</u>	<u>\$ -</u>

Includes 2020 amounts as follows:

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

Tax Incremental Financing
TID #29 - Allied Terrace
Inception 2000

	<u>2018 Actual</u>	<u>2019 Budget</u>	<u>2019 Projected</u>	<u>2020 Executive</u>	<u>2020 Adopted</u>
Cash Balance (Deficit), January 1	\$ (2,858,530)	\$ (2,870,875)	\$ (2,741,999)	\$ (2,440,877)	\$ -
Project Inflows:					
Incremental Revenues	470,972	432,385	432,385	566,310	-
Computer Reimbursement	9,291	9,516	9,516	9,516	-
Personal Property Aid	-	5,150	5,150	5,150	-
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	4,125	-	1,465	-	-
Total Inflows:	<u>\$ 484,388</u>	<u>\$ 447,051</u>	<u>\$ 448,516</u>	<u>\$ 580,976</u>	<u>\$ -</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	368	500	500	500	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. - Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	343,678	123,247	123,247	122,953	-
Debt Service-Interest	12,728	8,924	8,924	4,611	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	8,869	10,000	12,312	10,000	-
Audit Costs	1,625	2,000	2,000	2,000	-
Other	589	-	411	-	-
Total Outflows:	<u>\$ 367,857</u>	<u>\$ 144,671</u>	<u>\$ 147,394</u>	<u>\$ 140,064</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ 116,531</u>	<u>\$ 302,380</u>	<u>\$ 301,122</u>	<u>\$ 440,912</u>	<u>\$ -</u>
Cash Balance (Deficit), December 31	<u>\$ (2,741,999)</u>	<u>\$ (2,568,495)</u>	<u>\$ (2,440,877)</u>	<u>\$ (1,999,965)</u>	<u>\$ -</u>
Memo: Unrecovered Costs (Fav.)	\$ 2,988,200	\$ 2,562,573	\$ 2,563,831	\$ 1,999,966	\$ -

Note: Not included in the operating statement is a note due from Gorman Companies regarding Avalon Village for \$1M plus accrued interest, due 10/5/22.

Includes 2020 amounts as follows:

<u>Parks: Stree Tree Replacements</u>	<u>Cash</u>	<u>500</u>	<u>-</u>
TOTAL		\$ 500	\$ -

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

	<u>2018 Actual</u>	<u>2019 Budget</u>	<u>2019 Projected</u>	<u>2020 Executive</u>	<u>2020 Adopted</u>
Cash Balance (Deficit), January 1	\$ 2,205,168	\$ 1,326,738	\$ 2,221,818	\$ 1,297,280	\$ -
Project Inflows:					
Incremental Revenues	805,905	910,503	910,503	1,218,675	-
Computer Reimbursement	76,478	78,329	78,329	76,478	-
Personal Property Aid	-	8,169	8,169	8,169	-
Payment on Advance	-	-	-	-	-
Interest Income	42,172	14,719	28,011	9,081	-
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 924,555</u>	<u>\$ 1,011,719</u>	<u>\$ 1,025,012</u>	<u>\$ 1,312,403</u>	<u>\$ -</u>
Project Outflows:					
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	3,586	-	16,199	-	-
Transit	-	-	-	-	-
Debt Service-Principal	373,274	92,168	92,168	92,168	-
Debt Service-Interest	20,147	19,079	19,079	17,097	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	9,035	10,000	20,104	10,000	-
Audit Costs	1,625	2,000	2,000	2,000	-
Other - Transfer to TID 38	500,238	500,000	1,800,000	500,000	-
Total Outflows:	<u>\$ 907,905</u>	<u>\$ 623,247</u>	<u>\$ 1,949,550</u>	<u>\$ 621,265</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ 16,650</u>	<u>\$ 388,472</u>	<u>\$ (924,538)</u>	<u>\$ 691,138</u>	<u>\$ -</u>
Cash Balance (Deficit), December 31	<u>\$ 2,221,818</u>	<u>\$ 1,715,210</u>	<u>\$ 1,297,280</u>	<u>\$ 1,988,418</u>	<u>\$ -</u>
Memo: Unrecovered Costs (Fav.)	<u>\$ (1,392,302)</u>	<u>\$ (1,872,942)</u>	<u>\$ (559,932)</u>	<u>\$ (1,343,238)</u>	<u>\$ -</u>

Note: A resolution (RES-14-00388) adopted 5/20/14 authorizes amendment of the project plan to provide for a "donor-recipient" arrangement between TIDs #35 and #38, whereby TID #35, as a donor TID, will, starting in 2016, transfer \$500,000 per year to TID #38 for five years, or a total of \$2,500,000.

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

	<u>2018 Actual</u>	<u>2019 Budget</u>	<u>2019 Projected</u>	<u>2020 Executive</u>	<u>2020 Adopted</u>
Cash Balance (Deficit), January 1	\$ 10,078,088	\$ 3,028,689	\$ 572,108	\$ 5,024,604	\$ -
Project Inflows:					
Incremental Revenues	2,001,603	7,933,366	7,933,366	7,629,922	-
Computer Reimbursement	76,658	78,514	78,514	76,659	-
Personal Property Aid	-	14,926	14,926	14,926	-
Payment on Advance	-	-	-	-	-
Interest Income	123,713	96,363	60,353	-	-
Proceeds from Borrowing	-	5,000,000	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 2,201,974</u>	<u>\$ 13,123,168</u>	<u>\$ 8,087,158</u>	<u>\$ 7,721,507</u>	<u>\$ -</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	1,899	2,000	2,000	2,000	-
Parking Utility	8,000,001	-	-	-	-
PCED: Payments to Developers	-	5,000,000	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	7,050,000	-
Traffic Engineering	-	25,000	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	3,150,189	3,150,188	3,150,188	3,150,188	-
Debt Service-Interest	534,390	466,982	466,982	389,175	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	19,613	15,000	13,255	15,000	-
Audit Costs	1,625	2,000	2,000	2,000	-
Other	237	-	237	-	-
Total Outflows:	<u>\$ 11,707,954</u>	<u>\$ 8,661,170</u>	<u>\$ 3,634,662</u>	<u>\$ 10,608,363</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ (9,505,980)</u>	<u>\$ 4,461,998</u>	<u>\$ 4,452,496</u>	<u>\$ (2,886,856)</u>	<u>\$ -</u>
Cash Balance (Deficit), December 31	<u>\$ 572,108</u>	<u>\$ 7,490,687</u>	<u>\$ 5,024,604</u>	<u>\$ 2,137,748</u>	<u>\$ -</u>
Memo: Unrecovered Costs (Fav.)	<u>\$ 18,509,952</u>	<u>\$ 15,897,766</u>	<u>\$ 10,907,268</u>	<u>\$ 10,643,936</u>	<u>\$ -</u>

Includes 2020 amounts as follows:

Parks: Street Tree Replacements	Cash	2,000	-
Economic Development: Public Market (replaces other funding sources)	Cash	7,000,000	-
<u>Economic Development: Property Holding Costs</u>	<u>Cash</u>	<u>50,000</u>	<u>-</u>
TOTAL		<u>\$ 7,052,000</u>	<u>\$ -</u>

Tax Incremental Financing
TID #37 - Union Corners
Inception 2006

	<u>2018 Actual</u>	<u>2019 Budget</u>	<u>2019 Projected</u>	<u>2020 Executive</u>	<u>2020 Adopted</u>
Cash Balance (Deficit), January 1	\$ (2,533,820)	\$ (2,998,027)	\$ (1,186,840)	\$ (764,901)	\$ -
Project Inflows:					
Incremental Revenues	1,478,694	1,213,208	1,213,208	2,061,234	-
Computer Reimbursement	8,520	8,727	8,727	8,520	-
Personal Property Aid	-	12,520	12,520	12,520	-
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	346,064	1,657,000	1,597,000	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 1,833,278</u>	<u>\$ 2,891,455</u>	<u>\$ 2,831,455</u>	<u>\$ 2,082,274</u>	<u>\$ -</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	1,657,000	1,597,000	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	366	1,000	1,000	1,000	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	322,000	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	30,000	30,000	30,000	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	408,935	408,935	408,935	603,227	-
Debt Service-Interest	46,881	35,693	35,693	96,956	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	21,483	15,000	12,476	15,000	-
Audit Costs	1,625	2,000	2,000	2,000	-
Other	7,008	-	412	-	-
Total Outflows:	<u>\$ 486,298</u>	<u>\$ 2,149,628</u>	<u>\$ 2,409,516</u>	<u>\$ 748,183</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ 1,346,980</u>	<u>\$ 741,827</u>	<u>\$ 421,939</u>	<u>\$ 1,334,091</u>	<u>\$ -</u>
Cash Balance (Deficit), December 31	<u>\$ (1,186,840)</u>	<u>\$ (2,256,200)</u>	<u>\$ (764,901)</u>	<u>\$ 569,190</u>	<u>\$ -</u>
Memo: Unrecovered Costs (Fav.)	\$ 2,632,753	\$ 3,138,991	\$ 3,398,879	\$ 1,461,561	\$ -
Includes 2020 amounts as follows:					
Parks: Street Tree Replacements			Cash	1,000	-
<u>Economic Development: Property Holding Costs</u>			<u>Cash</u>	<u>30,000</u>	<u>-</u>
				<u>\$ 31,000</u>	<u>\$ -</u>

Tax Incremental Financing
TID #38 - Badger / Ann / Park Street
Inception 2008

	<u>2018 Actual</u>	<u>2019 Budget</u>	<u>2019 Projected</u>	<u>2020 Executive</u>	<u>2020 Adopted</u>
Cash Balance (Deficit), January 1	\$ (3,807,866)	\$ (3,818,878)	\$ (3,735,025)	\$ (2,254,147)	\$ -
Project Inflows:					
Incremental Revenues	-	-	-	-	-
Computer Reimbursement	9,827	10,065	10,065	9,827	-
Personal Property Aid	-	-	-	-	-
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other - Transfer from TID 35	500,000	500,000	1,800,000	500,000	-
Total Inflows:	<u>\$ 509,827</u>	<u>\$ 510,065</u>	<u>\$ 1,810,065</u>	<u>\$ 509,827</u>	<u>\$ -</u>
Project Outflows:					
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	399,367	299,263	299,263	99,507	-
Debt Service-Interest	26,881	15,456	15,456	3,483	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	8,876	10,000	12,318	10,000	-
Audit Costs	1,625	2,000	2,000	2,000	-
Other	237	-	150	-	-
Total Outflows:	<u>\$ 436,986</u>	<u>\$ 326,719</u>	<u>\$ 329,187</u>	<u>\$ 114,990</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ 72,841</u>	<u>\$ 183,346</u>	<u>\$ 1,480,878</u>	<u>\$ 394,837</u>	<u>\$ -</u>
Cash Balance (Deficit), December 31	<u>\$ (3,735,025)</u>	<u>\$ (3,635,532)</u>	<u>\$ (2,254,147)</u>	<u>\$ (1,859,310)</u>	<u>\$ -</u>
Memo: Unrecovered Costs (Fav.)	\$ 4,133,795	\$ 3,651,186	\$ 2,353,654	\$ 1,859,310	\$ -

Note: A resolution (RES-14-00388) adopted 5/20/14 authorizes amendment of the project plan to provide for a "donor-recipient" arrangement between TIDs #35 and #38, whereby TID #35, as a donor TID, will, starting in 2016, transfer \$500,000 per year to TID #38 for five years, or a total of \$2,500,000.

Tax Incremental Financing
TID #39 - Stoughton Road
Inception 2008

	<u>2018 Actual</u>	<u>2019 Budget</u>	<u>2019 Projected</u>	<u>2020 Executive</u>	<u>2020 Adopted</u>
Cash Balance (Deficit), January 1	\$ (492,968)	\$ (691,677)	\$ 1,073,205	\$ 2,877,651	\$ -
Project Inflows:					
Incremental Revenues	1,701,264	1,899,530	1,899,530	2,423,844	-
Computer Reimbursement	200,589	205,443	205,443	200,589	-
Personal Property Aid	-	50,606	50,606	9,441	-
Payment on Advance	-	-	-	-	-
Interest Income	14,863	7,732	23,479	28,777	-
Proceeds from Borrowing	-	2,320,000	1,000,000	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	7,994	-	2,804	-	-
Total Inflows:	<u>\$ 1,924,710</u>	<u>\$ 4,483,311</u>	<u>\$ 3,181,862</u>	<u>\$ 2,662,651</u>	<u>\$ -</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	2,320,000	1,000,000	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	1,027	500	500	500	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	30,000	30,000	30,000	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	293,990	294,262	294,262	380,772	-
Debt Service-Interest	37,211	27,984	27,984	57,585	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	9,324	10,000	12,318	10,000	-
Audit Costs	1,625	2,000	2,000	2,000	-
Other	15,360	-	10,352	-	-
Total Outflows:	<u>\$ 358,537</u>	<u>\$ 2,684,746</u>	<u>\$ 1,377,416</u>	<u>\$ 480,857</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ 1,566,173</u>	<u>\$ 1,798,565</u>	<u>\$ 1,804,446</u>	<u>\$ 2,181,794</u>	<u>\$ -</u>
Cash Balance (Deficit), December 31	<u>\$ 1,073,205</u>	<u>\$ 1,106,888</u>	<u>\$ 2,877,651</u>	<u>\$ 5,059,445</u>	<u>\$ -</u>
Memo: Unrecovered Costs (Fav.)	\$ (325,087)	\$ (97,914)	\$ (1,423,795)	\$ (3,986,361)	\$ -
Includes 2020 amounts as follows:					
Economic Development: Property Holding Costs			Cash	30,000	-
<u>Parks: Street Tree Replacements</u>			<u>Cash</u>	<u>500</u>	<u>-</u>
TOTAL				<u>\$ 30,500</u>	<u>\$ -</u>

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

	<u>2018 Actual</u>	<u>2019 Budget</u>	<u>2019 Projected</u>	<u>2020 Executive</u>	<u>2020 Adopted</u>
Cash Balance (Deficit), January 1	\$ 1,061,740	\$ 1,064,295	\$ 1,492,248	\$ 1,868,960	\$ -
Project Inflows:					
Incremental Revenues	828,550	895,432	895,432	987,857	-
Computer Reimbursement	5,742	5,881	5,881	5,742	-
Personal Property Aid	-	5,263	5,263	5,263	-
Payment on Advance	-	-	-	-	-
Interest Income	26,100	12,047	21,026	18,690	-
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	122,366	-	-	-	-
Total Inflows:	<u>\$ 982,758</u>	<u>\$ 918,623</u>	<u>\$ 927,602</u>	<u>\$ 1,017,552</u>	<u>\$ -</u>
Project Outflows:					
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	480,480	480,480	480,480	480,480	-
Debt Service-Interest	61,002	49,825	49,825	38,649	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	8,906	10,000	18,189	10,000	-
Audit Costs	1,625	2,000	2,000	2,000	-
Other	237	-	396	-	-
Total Outflows:	<u>\$ 552,250</u>	<u>\$ 542,305</u>	<u>\$ 550,890</u>	<u>\$ 531,129</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ 430,508</u>	<u>\$ 376,318</u>	<u>\$ 376,712</u>	<u>\$ 486,423</u>	<u>\$ -</u>
Cash Balance (Deficit), December 31	<u>\$ 1,492,248</u>	<u>\$ 1,440,613</u>	<u>\$ 1,868,960</u>	<u>\$ 2,355,383</u>	<u>\$ -</u>
Memo: Unrecovered Costs (Fav.)	\$ 561,329	\$ (295,469)	\$ (295,863)	\$ (1,262,766)	\$ -

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

	<u>2018 Actual</u>	<u>2019 Budget</u>	<u>2019 Projected</u>	<u>2020 Executive</u>	<u>2020 Adopted</u>
Cash Balance (Deficit), January 1	\$ 193,255	\$ 193,677	\$ 399,386	\$ 1,187,990	\$ -
Project Inflows:					
Incremental Revenues	721,162	515,525	515,525	659,112	-
Computer Reimbursement	40,259	41,233	40,258	40,258	-
Personal Property Aid	-	8,421	-	3,991	-
Payment on Advance	-	-	-	-	-
Interest Income	10,229	-	9,813	-	-
Proceeds from Borrowing	-	300,000	300,000	1,600,000	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	829,629	-	-
Total Inflows:	<u>\$ 771,650</u>	<u>\$ 865,179</u>	<u>\$ 1,695,225</u>	<u>\$ 2,303,361</u>	<u>\$ -</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	300,000	300,000	800,000	-
Engineering: Storm Water	-	-	-	800,000	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	87	500	500	500	-
Parking	-	-	-	-	-
PCED: Payments to Developers	-	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	30,000	30,000	30,000	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	475,535	475,535	475,535	505,535	-
Debt Service-Interest	61,601	49,990	49,990	50,380	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	22,455	20,000	48,596	20,000	-
Audit Costs	1,625	2,000	2,000	2,000	-
Other	4,216	-	-	-	-
Total Outflows:	<u>\$ 565,519</u>	<u>\$ 878,025</u>	<u>\$ 906,621</u>	<u>\$ 2,208,415</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ 206,131</u>	<u>\$ (12,846)</u>	<u>\$ 788,604</u>	<u>\$ 94,946</u>	<u>\$ -</u>
Cash Balance (Deficit), December 31	<u>\$ 399,386</u>	<u>\$ 180,831</u>	<u>\$ 1,187,990</u>	<u>\$ 1,282,936</u>	<u>\$ -</u>
Memo: Unrecovered Costs (Fav.)	\$ 1,604,701	\$ 1,442,012	\$ 640,562	\$ 1,640,081	\$ -
Includes 2019 amounts as follows:					
Eng Major Streets: Cedar Street			Borrowing	800,000	-
Engineering - Stormwater: South Street Stormwater			Borrowing	800,000	-
Economic Development: Property Holding Costs			Cash	30,000	-
<u>Parks: Street Tree Replacements</u>			<u>Cash</u>	<u>500</u>	<u>-</u>
TOTAL				<u>\$ 1,630,500</u>	<u>\$ -</u>

Tax Incremental Financing
TID #44 - Royster Clark
Inception 2013

	<u>2018 Actual</u>	<u>2019 Budget</u>	<u>2019 Projected</u>	<u>2020 Executive</u>	<u>2020 Adopted</u>
Cash Balance (Deficit), January 1	\$ 161,991	\$ 151,956	\$ (895,794)	\$ (712,869)	\$ -
Project Inflows:					
Incremental Revenues	299,657	380,227	380,227	605,048	-
Computer Reimbursement	5,450	5,582	5,582	5,450	-
Personal Property Aid	-	3,066	3,066	1,658	-
Payment on Advance	-	-	-	-	-
Interest Income	893	-	-	-	-
Proceeds from Borrowing	-	-	-	1,000	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 306,000</u>	<u>\$ 388,875</u>	<u>\$ 388,875</u>	<u>\$ 613,156</u>	<u>\$ -</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	210	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	167	1,000	1,000	1,000	-
Parking	-	-	-	-	-
PCED: Payments to Developers	820,000	-	-	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	433,420	433,420	150,626	433,420	-
Debt Service-Interest	98,218	93,166	39,767	84,767	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	9,908	10,000	12,320	10,000	-
Audit Costs	1,625	2,000	2,000	2,000	-
Other	237	-	237	-	-
Total Outflows:	<u>\$ 1,363,785</u>	<u>\$ 539,586</u>	<u>\$ 205,950</u>	<u>\$ 531,187</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ (1,057,785)</u>	<u>\$ (150,711)</u>	<u>\$ 182,925</u>	<u>\$ 81,969</u>	<u>\$ -</u>
Cash Balance (Deficit), December 31	<u>\$ (895,794)</u>	<u>\$ 1,245</u>	<u>\$ (712,869)</u>	<u>\$ (630,900)</u>	<u>\$ -</u>
Memo: Unrecovered Costs (Fav.)	<u>\$ 4,144,174</u>	<u>\$ 3,861,465</u>	<u>\$ 3,810,623</u>	<u>\$ 3,296,234</u>	<u>\$ -</u>

Includes 2019 amounts as follows:

<u>Parks: Street Tree Replacements</u>	<u>Borrowing</u>	<u>1,000</u>	<u>-</u>
TOTAL		\$ 1,000	\$ -

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

	<u>2018 Actual</u>	<u>2019 Budget</u>	<u>2019 Projected</u>	<u>2020 Executive</u>	<u>2020 Adopted</u>
Cash Balance (Deficit), January 1	\$ (3,380,955)	\$ (2,955,443)	\$ (3,681,277)	\$ (5,256,712)	\$ -
Project Inflows:					
Incremental Revenues	1,787,444	543,365	543,365	1,675,025	-
Computer Reimbursement	44,430	45,505	45,505	44,430	-
Personal Property Aid	-	10,683	10,683	9,892	-
Payment on Advance	-	-	-	-	-
Interest Income	-	-	-	-	-
Proceeds from Borrowing	-	33,300	33,300	1,500	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ 1,831,874</u>	<u>\$ 632,853</u>	<u>\$ 632,853</u>	<u>\$ 1,730,847</u>	<u>\$ -</u>
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	(72,001)	33,300	33,300	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	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	1,837,541	1,837,541	1,837,541	1,837,541	-
Debt Service-Interest	354,662	321,390	321,390	283,882	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	10,132	10,000	12,320	10,000	-
Audit Costs	1,625	2,000	2,000	2,000	-
Other	237	-	237	-	-
Total Outflows:	<u>\$ 2,132,196</u>	<u>\$ 2,205,731</u>	<u>\$ 2,208,288</u>	<u>\$ 2,134,923</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ (300,322)</u>	<u>\$ (1,572,878)</u>	<u>\$ (1,575,435)</u>	<u>\$ (404,076)</u>	<u>\$ -</u>
Cash Balance (Deficit), December 31	<u>\$ (3,681,277)</u>	<u>\$ (4,528,321)</u>	<u>\$ (5,256,712)</u>	<u>\$ (5,660,788)</u>	<u>\$ -</u>
Memo: Unrecovered Costs (Fav.)	<u>\$ 17,206,660</u>	<u>\$ 16,975,297</u>	<u>\$ 16,977,854</u>	<u>\$ 15,545,889</u>	<u>\$ -</u>

Includes 2019 amounts as follows:

<u>Parks: Street Tree Replacements</u>	<u>Borrowing</u>	<u>1,500</u>	<u>-</u>
TOTAL		\$ 1,500	\$ -

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

	2018 Actual	2019 Budget	2019 Projected	2020 Executive	2020 Adopted
Cash Balance (Deficit), January 1	\$ 1,107,846	\$ (364,434)	\$ 6,432,235	\$ 2,633,691	\$ -
Project Inflows:					
Incremental Revenues	721,418	751,719	751,719	3,334,777	-
Computer Reimbursement	266,666	273,119	273,119	266,666	-
Personal Property Aid	-	37,128	37,128	3,993	-
Payment on Advance	-	-	-	-	-
Interest Income	35,319	-	46,218	-	-
Proceeds from Borrowing	7,264,291	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	39,000	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	\$ 8,326,694	\$ 1,061,966	\$ 1,108,184	\$ 3,605,436	\$ -
Project Outflows:					
Engineering: Ped Bike	-	-	-	-	-
Engineering: Major Streets	-	-	-	-	-
Engineering: Storm Water	-	-	-	-	-
Engineering: Sewer Utility	-	-	-	-	-
Engineering: Other	-	-	-	-	-
Parks	-	-	-	-	-
Parking	-	-	-	-	-
PCED: Payments to Developers	2,600,000	-	4,586,000	-	-
PCED: Planning Studies	-	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-	-
PCED: Other	-	-	-	-	-
Traffic Engineering	-	-	-	-	-
Transit	-	-	-	-	-
Debt Service-Principal	252,378	252,378	252,378	978,520	-
Debt Service-Interest	54,785	52,242	52,242	259,213	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	60,605	50,000	13,814	50,000	-
Audit Costs	1,625	2,000	2,000	2,000	-
Other	32,912	-	294	-	-
Total Outflows:	\$ 3,002,305	\$ 356,620	\$ 4,906,728	\$ 1,289,733	\$ -
Annual Net Cash Flow	\$ 5,324,389	\$ 705,346	\$ (3,798,544)	\$ 2,315,703	\$ -
Cash Balance (Deficit), December 31	\$ 6,432,235	\$ 340,912	\$ 2,633,691	\$ 4,949,394	\$ -
Memo: Unrecovered Costs (Fav.)	\$ 3,103,454	\$ 2,145,730	\$ 6,649,620	\$ 3,355,397	\$ -

Tax Incremental Financing
TID #47 - Silicon Prairie
Inception 2017

	<u>2018 Actual</u>	<u>2019 Budget</u>	<u>2019 Projected</u>	<u>2020 Executive</u>	<u>2020 Adopted</u>
Cash Balance (Deficit), January 1	\$ (7,819)	\$ (8,372)	\$ (82,795)	\$ 20,071	\$ -
Project Inflows:					
Incremental Revenues	-	-	176,916	383,882	-
Computer Reimbursement	-	-	-	-	-
Personal Property Aid	-	-	-	-	-
Payment on Advance	-	-	-	-	-
Interest Income	-	-	312	-	-
Proceeds from Borrowing	-	-	-	-	-
Developer Capital Funding	-	-	-	-	-
Application Fees	-	-	-	-	-
Other	-	-	-	-	-
Total Inflows:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 177,228</u>	<u>\$ 383,882</u>	<u>\$ -</u>
Project Outflows:					
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	60,066	60,066	60,066	60,066	-
Debt Service-Interest	13,039	12,434	12,434	11,142	-
Pay Advances-Principal	-	-	-	-	-
Pay Advances-Interest	-	-	-	-	-
Capital Lease-Principal	-	-	-	-	-
Capital Lease-Interest	-	-	-	-	-
Refund to Overlying Districts	-	-	-	-	-
Staff Costs	9	5,000	-	5,000	-
Audit Costs	1,625	2,000	1,625	2,000	-
Other	237	-	237	-	-
Total Outflows:	<u>\$ 74,976</u>	<u>\$ 79,500</u>	<u>\$ 74,362</u>	<u>\$ 78,208</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ (74,976)</u>	<u>\$ (79,500)</u>	<u>\$ 102,866</u>	<u>\$ 305,674</u>	<u>\$ -</u>
Cash Balance (Deficit), December 31	<u>\$ (82,795)</u>	<u>\$ (87,872)</u>	<u>\$ 20,071</u>	<u>\$ 325,745</u>	<u>\$ -</u>
Memo: Unrecovered Costs (Fav.)	<u>\$ 623,388</u>	<u>\$ 642,822</u>	<u>\$ 460,456</u>	<u>\$ 94,716</u>	<u>\$ -</u>