

PROPOSED 2018 EDD CAPITAL BUDGET

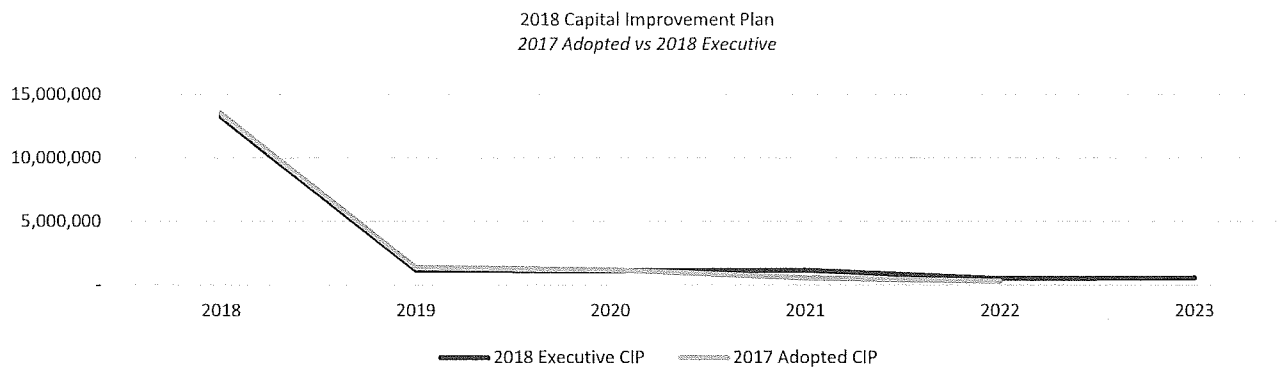
Economic Development Division

Capital Improvement Plan

Project Summary

	2018	2019	2020	2021	2022	2023
Center for Industry and Commerce	40,000	40,000	40,000	40,000	40,000	40,000
Co-operative Enterprise Dev	600,000	600,000	600,000	600,000	-	-
Entrepreneurship & Small Bus Dev	300,000	-	-	-	-	-
Healthy Retail Access Program	300,000	300,000	300,000	300,000	300,000	300,000
Housing Employers Study	-	30,000	-	30,000	-	30,000
Public Market	11,800,000	-	-	-	-	-
TID 36 Capitol Gateway Corridor	100,000	100,000	100,000	100,000	100,000	100,000
TID 37 Union Corners	30,000	30,000	30,000	30,000	30,000	30,000
TID 39 Stoughton Road	30,000	30,000	30,000	30,000	30,000	30,000
TID 42 Wingra	30,000	30,000	30,000	30,000	30,000	30,000
Total	\$ 13,230,000	\$ 1,160,000	\$ 1,130,000	\$ 1,160,000	\$ 530,000	\$ 560,000

Changes from 2017 CIP



- Healthy Retail Access Program: Continued into 2022 and 2023 (\$0.6m)
- Housing Employers Study: Deferred from 2018 to 2019 (\$0.03m)
- TID 36: Holding costs reduced by \$35,000 each year (\$0.21m)
- TID 43: 2018 and 2019 funding removed from CIP in anticipation of the district's closure in 2018 (\$0.5m)

Economic Development Division

Budget Overview

2018 CIP by Expenditure Type

	2018	2019	2020	2021	2022	2023
Building	11,800,000	-	-	-	-	-
Land Improvements	40,000	40,000	40,000	40,000	40,000	40,000
Other	1,390,000	1,120,000	1,090,000	1,120,000	490,000	520,000
Total	\$ 13,230,000	\$ 1,160,000	\$ 1,130,000	\$ 1,160,000	\$ 530,000	\$ 560,000

2018 CIP by Funding Source

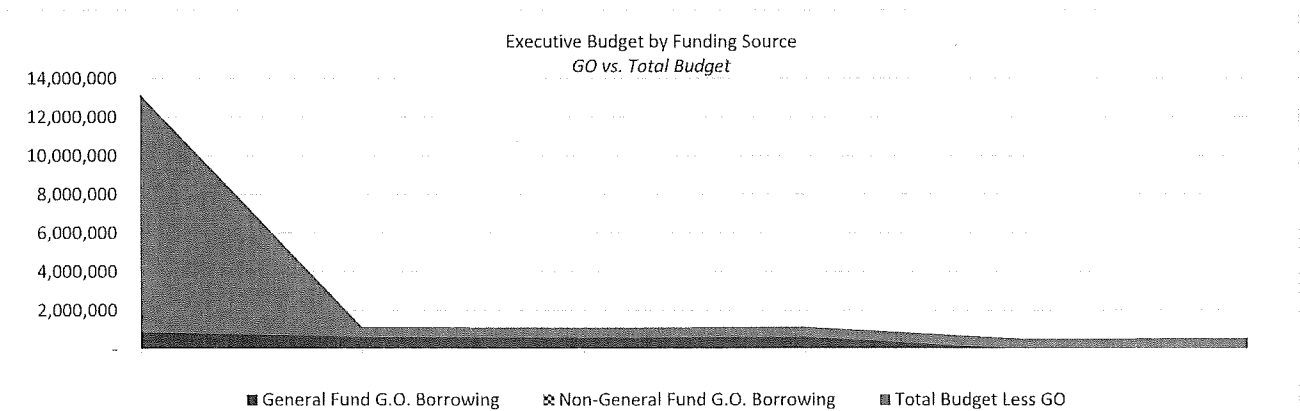
	2018	2019	2020	2021	2022	2023
GF GO Borrowing	900,000	630,000	600,000	630,000	-	30,000
Federal Sources	3,000,000	-	-	-	-	-
Private Contribution/Donation	2,500,000	-	-	-	-	-
Reserves Applied	3,050,000	-	-	-	-	-
TIF Proceeds	190,000	190,000	190,000	190,000	190,000	190,000
Transfer In From General Fund	3,590,000	340,000	340,000	340,000	340,000	340,000
Total	\$ 13,230,000	\$ 1,160,000	\$ 1,130,000	\$ 1,160,000	\$ 530,000	\$ 560,000

Borrowing Summary

	2018	2019	2020	2021	2022	2023
Borrowing Schedule						
General Fund G.O. Borrowing	900,000	630,000	600,000	630,000	-	30,000
Non-General Fund G.O. Borrowing	-	-	-	-	-	-
Total	\$ 900,000	\$ 630,000	\$ 600,000	\$ 630,000	\$ -	\$ 30,000

Annual Debt Service

General Fund G.O. Borrowing	117,000	81,900	78,000	81,900	-	3,900
Non-General Fund G.O. Borrowing	-	-	-	-	-	-



Economic Development Division

Project Overview

Project Center for Industry and Commerce **Project #** 10070

Project Description

This program funds the annual holding, maintenance, and marketing costs for the 96-acre Center for Industry and Commerce (CIC). The goal of the program is to attract and retain companies within the City of Madison. Progress is measured by the amount of City property sold, the number of businesses located in the CIC, and the tax base of the CIC.

Project Budget by Funding Source

	Reauth	2018	2019	2020	2021	2022	2023
Transfer In From General Fund	-	40,000	40,000	40,000	40,000	40,000	40,000
TOTAL	\$ -	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000

Project Co-operative Enterprise Development **Project #** 17073

Project Description

This program funds grant and training opportunities for cooperative enterprises to support job creation and development. The goal of the program is to grow the number of business cooperatives within the community, while helping to support existing business cooperatives. Progress will be measured by the number of existing and potential business cooperatives that receive technical assistance furnished by the service provider, the dollar value of financial assistance provided to business cooperatives, and the number of jobs maintained or created. The proposed funding will provide assistance for three to six businesses in 2018.

Project Budget by Funding Source

	Reauth	2018	2019	2020	2021	2022	2023
GF GO Borrowing	-	600,000	600,000	600,000	600,000	-	-
TOTAL	\$ -	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ -	\$ -

Project Entrepreneurship & Small Business Development Resource Fund **Project #** 10785

Project Description

This program provides funds to catalyze investment in early-stage companies and small businesses headquartered in the City of Madison for the purposes of job creation and economic development. The goal is to increase the number of new high-tech firms and resulting employment, with an emphasis on woman and minority-owned businesses. Progress will be measured by the number of existing and potential technology firms receiving technical assistance by the service provider, the number of firms receiving financial support from the service provider, and the resulting number of jobs. The proposed funding will provide assistance for three to six businesses in 2018.

Project Budget by Funding Source

	Reauth	2018	2019	2020	2021	2022	2023
GF GO Borrowing	-	300,000	-	-	-	-	-
TOTAL	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -

Project Healthy Retail Access Program**Project # 10783****Project Description**

This program provides grant opportunities for projects that aim to improve access to affordable, healthy, and culturally appropriate food within areas of focus, as identified in the Food Access Improvement Map. The desired outcome is increased access to healthy food. Programmatic funding will be used to support (1) capital and infrastructure grants that proliferate healthy food access, with priority given to food retail establishments, (2) technical assistance for entities that want to increase healthy food access, with priority given to assisting food retail establishments, (3) data collection initiatives focused on discerning the needs and desires of business owners and community residents, which will aid city staff in efficient and targeted program outreach, and (4) evaluation of both programmatic structure and individual program grants. Progress will be measured by the number of new healthy food options offered citywide and the number of individuals who have increased access to healthy food options.

Project Budget by Funding Source

	Reauth	2018	2019	2020	2021	2022	2023
Transfer In From General Fund	-	300,000	300,000	300,000	300,000	300,000	300,000
TOTAL	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000

Project Housing Employers Study**Project # 65316****Project Description**

This project supports development of a biennial housing report. The goal of the project is to gain a better understanding of housing needs citywide from the perspective of employers and their employees. Progress will be determined by evaluating the use of the study's results in future planning and policy decisions. Updates to the study are planned for 2019, 2021, and 2023.

Project Budget by Funding Source

	Reauth	2018	2019	2020	2021	2022	2023
GF GO Borrowing	-	-	30,000	-	30,000	-	30,000
TOTAL	\$ -	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ 30,000

Project Public Market**Project # 10069****Project Description**

This project provides funding for costs associated with the land acquisition, planning, design, site preparation, and construction of the Madison Public Market as part of redevelopment efforts associated with the Washington Plaza located at First Street and East Washington Avenue. The goal of the project is to: create opportunities for diverse entrepreneurs to start and grow food-based businesses and other enterprises, to strengthen Madison's food economy, to promote local food, and to create a welcoming and inclusive public gathering space for the community. Progress will be measured by the number of businesses and employees located within the Public Market, annual visitation, businesses incubated to new locations, and number of events. Design is currently underway and will be completed in 2018; construction for the project will begin when all sources of capital for the property, acquisition, and construction costs have been secured, City funding for the remaining portion of the project will not be made available until that time. All terms and conditions associated with the project are subject to final approval by the Common Council. The Executive Budget proposes funding for the remainder of the project through the following sources: anticipated New Market tax credits (\$3.0m), private fundraising efforts (\$2.5m), the City's share of the cash balance resulting from the closure of various TIDs in 2017 and 2018 (\$3.05m), and allocation of anticipated reoffering premium from the 2017 borrowing (\$3.25m).

Project Budget by Funding Source

	Reauth	2018	2019	2020	2021	2022	2023
GF GO Borrowing	1,200,000	-	-	-	-	-	-
Federal Sources	-	3,000,000	-	-	-	-	-
Private Contribution/Donation	-	2,500,000	-	-	-	-	-
Reserves Applied	-	3,050,000	-	-	-	-	-
Transfer In From General Fund	-	3,250,000	-	-	-	-	-
TOTAL	\$ 1,200,000	\$ 11,800,000	\$ -	\$ -	\$ -	\$ -	\$ -

Economic Development Division

2018 Appropriation Schedule

2018 Appropriation

Executive Budget

	Request	GO Borrowing	Other	Total
Center for Industry and Commerce	40,000	-	40,000	40,000
Co-operative Enterprise Development	600,000	600,000	-	600,000
Entrepreneurship & Small Business Development Resource Fund	300,000	300,000	-	300,000
Healthy Retail Access Program	300,000	-	300,000	300,000
Public Market	11,800,000	-	11,800,000	11,800,000
TID 36 Capitol Gateway Corridor	100,000	-	100,000	100,000
TID 37 Union Corners	30,000	-	30,000	30,000
TID 39 Stoughton Road	30,000	-	30,000	30,000
TID 42 Wingra	30,000	-	30,000	30,000
Total	\$ 13,230,000	\$ 900,000	\$ 12,330,000	\$ 13,230,000

Reauthorized Appropriation

	GO Borrowing	Other	Total
Public Market	1,200,000	-	1,200,000
Total	\$ 1,200,000	\$ -	\$ 1,200,000

Total 2018 Appropriation

	\$ 2,100,000	\$ 12,330,000	\$ 14,430,000
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PROPOSED 2018 EDID OPERATING BUDGET

Economic Development Division

Agency Overview

Agency Mission

The mission of the Economic Development Division is to promote the economic growth and competitiveness of the City to maintain and enhance the City's fiscal sustainability, job base, and business environment and to foster prosperity and ensure it is broadly shared.

Agency Overview

The Agency is responsible for real estate transactions and financial and technical assistance to businesses. The goal of the Economic Development Division is management of City real estate projects and expansion of economic development initiatives. To achieve this goal, the Economic Development Division will improve business assistance programs, and increase the number of real estate projects.

2018 Budget Highlights

The 2018 Executive Budget includes funding for:

- Blight studies and appraisal services (\$10,000)
- Reduced budgeted salary savings based on prior year vacancy trends (\$159,000)

Economic Development DivisionFunction: **Planning & Development***Budget Overview***Budget by Service (All Funds)**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Revenue					
Office Of Real Estate Services	(443,559)	(9,834)	(526,320)	(407,013)	(407,013)
Total Revenue	\$ (443,559)	\$ (9,834)	\$ (526,320)	\$ (407,013)	\$ (407,013)
Expense					
Office Of Business Resources	497,767	688,461	649,273	686,223	665,312
Office Of Real Estate Services	988,480	730,853	1,178,903	1,147,046	1,324,776
Total Expense	\$ 1,486,247	\$ 1,419,314	\$ 1,828,176	\$ 1,833,269	\$ 1,990,088
Net General Fund	\$ 1,042,689	\$ 1,409,480	\$ 1,301,856	\$ 1,426,256	\$ 1,583,075

Budget by Fund & MajorFund: **General**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Revenue					
Expense					
Salaries	731,105	977,720	906,819	1,012,466	1,171,033
Benefits	190,822	278,426	265,325	260,456	260,027
Supplies	10,626	17,900	17,928	10,500	10,500
Purchased Services	49,013	68,700	45,051	76,100	76,100
Inter Departmental Charges	61,124	66,734	66,734	66,734	65,415
Total Expense	\$ 1,042,689	\$ 1,409,480	\$ 1,301,857	\$ 1,426,256	\$ 1,583,075
Net General Fund	\$ 1,042,689	\$ 1,409,480	\$ 1,301,857	\$ 1,426,256	\$ 1,583,075

Fund: **Loans**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Revenue					
Charges for Services	(27,004)	(9,834)	(495,438)	(367,000)	(367,000)
Investments & Contributions	(27,721)	-	(30,883)	(40,013)	(40,013)
Other Finance Source	(388,834)	-	-	-	-
Total Revenue	\$ (443,559)	\$ (9,834)	\$ (526,320)	\$ (407,013)	\$ (407,013)
Expense					
Salaries	11,566	7,259	7,966	12,013	12,013
Benefits	3,325	2,575	3,260	-	-
Purchased Services	428,667	-	515,094	395,000	395,000
Total Expense	\$ 443,558	\$ 9,834	\$ 526,320	\$ 407,013	\$ 407,013
Net General Fund	\$ -	\$ -	\$ -	\$ -	\$ -

Economic Development Division

Function: Planning & Development

Service Overview

Service: Office Of Business Resources

Service Description

This service helps businesses locate, open, or expand within the City of Madison by directing businesses toward financial and technical assistance programs available through the City and other sources. This service also guides businesses through City permitting and approval processes, facilitates appropriate space for business development through participation in City land use planning efforts, and maintains and provides demographic/community information to businesses. The goal of this service is to be a point of contact for all businesses, assist in economic development programs and initiatives, and to grow the local economy.

2018 Planned Activities

- Provide an initial response to all business and developer inquiries within 24-hours, with needed follow-up in a timely manner
- Continue to proactively visit current businesses to develop working relationships and discuss what the City can do to help, especially in terms of business retention and expansion
- Actively manage City programs funded through the Capital Budget, including the Healthy Retail Access Program, Cooperative Enterprise Development Fund, and Entrepreneurship and Small Business Development Resource Fund
- Actively manage City projects to include meeting progress goals for Madison Public Market construction, work on Priority 1 projects outlined in the Connect Madison economic strategy, and timely completion of the former Oscar Mayer property reuse plan
- License and manage food carts and sidewalk cafés

Service Budget by Account Type

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Revenue	-	-	-	-	-
Expense	497,767	688,461	649,273	686,223	665,312
Net Service Budget	\$ 497,767	\$ 688,461	\$ 649,273	\$ 686,223	\$ 665,312

Service: Office Of Real Estate Services

Service Description

This service is responsible for all real estate transactions taken by the City. Specific activities include administering the Tax Increment Financing (TIF) program, managing all City leases, expediting implementation of redevelopment activities, providing relocation assistance to persons displaced by City acquisitions, recording City lands and selling surplus properties in concert with neighborhood sale criteria, and evaluating and protecting City land title through numerous permitting, appraisal, and authorization procedures.

2018 Planned Activities

- Timely and accurate management of over 400 real estate projects, including property acquisitions, easements, encroachment agreements, and leases
- Active marketing of the sale of City-owned property within the Center for Industry & Commerce and the BioAg Gateway
- Monitoring maintenance of City-owned real estate holdings
- Implementation of the 2018 TIF Work Plan, which will likely include underwriting TIF projects and the implementation of new TIF Districts
- Participation in the timely completion of a reuse plan for the former Oscar Mayer property

Service Budget by Account Type

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Revenue	(443,559)	(9,834)	(526,320)	(407,013)	(407,013)
Expense	988,480	730,853	1,178,903	1,147,046	1,324,776
Net Service Budget	\$ 544,922	\$ 721,019	\$ 652,583	\$ 740,033	\$ 917,763

Economic Development DivisionFunction: **Planning & Development***Line Item Detail*Agency Primary Fund: **General****Salaries**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Permanent Wages	702,454	1,167,089	890,916	1,201,835	1,201,835
Salary Savings	-	(208,567)	-	(208,567)	(50,000)
Premium Pay	32	17,090	76	17,090	17,090
Compensated Absence	4,678	-	13,800	-	-
Hourly Wages	22,974	-	1,575	-	-
Overtime Wages Permanent	966	2,108	452	2,108	2,108
TOTAL	\$ 731,105	\$ 977,720	\$ 906,819	\$ 1,012,466	\$ 1,171,033

Benefits

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Comp Absence Escrow	19,080	-	56,595	-	-
Health Insurance Benefit	67,902	108,533	72,858	84,858	85,795
Wage Insurance Benefit	1,933	2,087	2,062	2,250	2,250
WRS	47,275	76,610	60,619	80,052	78,875
FICA Medicare Benefits	54,632	88,797	69,111	91,474	91,285
Moving Expenses	-	-	2,286	-	-
Post Employment Health Plans	-	2,399	1,795	1,822	1,822
TOTAL	\$ 190,822	\$ 278,426	\$ 265,325	\$ 260,456	\$ 260,027

Supplies

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Purchasing Card Unallocated	-	-	1,819	-	-
Office Supplies	5,829	3,500	5,829	3,500	3,500
Copy Printing Supplies	1,710	5,000	1,647	2,500	2,500
Furniture	98	3,500	-	1,000	1,000
Hardware Supplies	201	1,000	4,643	1,000	1,000
Software Lic & Supplies	-	-	1,298	-	-
Postage	2,788	4,500	2,692	2,500	2,500
Books & Subscriptions	-	400	-	-	-
TOTAL	\$ 10,626	\$ 17,900	\$ 17,928	\$ 10,500	\$ 10,500

Purchased Services

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
Stormwater	216	500	179	500	500
Telephone	1,460	2,500	4,025	2,500	2,500
Cellular Telephone	253	600	259	300	300
Facility Rental	-	500	-	-	-
Comm Device Mntc	-	500	-	-	-
Recruitment	9,340	3,000	2,956	500	500
Mileage	1,618	1,300	1,291	500	500
Conferences & Training	13,972	30,000	13,972	22,500	22,500
Memberships	2,405	4,000	2,370	2,500	2,500
Appraisal Services	2,300	-	-	-	-
Storage Services	-	2,500	-	2,500	2,500
Mortgage & Title Services	6,650	6,000	7,000	12,000	12,000
Management Services	-	4,300	-	4,300	4,300
Consulting Services	-	-	-	10,000	10,000
Advertising Services	7,875	10,000	10,000	10,000	10,000
Other Services & Expenses	2,924	3,000	3,000	8,000	8,000
TOTAL	\$ 49,013	\$ 68,700	\$ 45,051	\$ 76,100	\$ 76,100

Economic Development Division**Function: Planning & Development***Line Item Detail***Agency Primary Fund: General****Inter-Departmental Charges**

	2016 Actual	2017 Adopted	2017 Projected	2018 Request	2018 Executive
ID Charge From Engineering	54,539	59,539	59,539	59,539	59,539
ID Charge From Insurance	4,472	5,957	5,957	5,957	4,639
ID Charge From Workers Comp	2,113	1,238	1,238	1,238	1,237
TOTAL	\$ 61,124	\$ 66,734	\$ 66,734	\$ 66,734	\$ 65,415

Economic Development Division

Function: Planning & Development

Position Summary

	OG	2017 Budget		2018 Request		Executive	
		FTEs	Amount	FTEs	Amount	FTEs	Amount
BUSINESS DEV SPEC	18	2.00	146,926	2.00	166,995	2.00	166,995
CLERK	20	0.60	40,467	0.60	24,611	0.60	24,611
COM DEV PROJ MGR	18	1.00	92,158	1.00	95,991	1.00	95,991
ECON DEV DIV DIR	21	1.00	117,030	1.00	117,201	1.00	117,201
ECON DEV SPEC	18	1.00	89,128	1.00	78,889	1.00	78,889
PLANNER	18	1.00	82,952	1.00	104,928	1.00	104,928
PROG ASST	17	1.00	56,252	1.00	57,376	1.00	57,376
REAL ESTATE AGENT	18	6.00	461,110	6.00	486,242	6.00	486,242
REAL ESTATE DEV SPEC	18	1.00	95,275	1.00	98,443	1.00	98,443
REAL ESTATE SUPERV	18	1.00	82,952	1.00	84,609	1.00	84,609
ST VENDING MONITOR	16	0.50	26,782	0.50	27,148	0.50	27,148
STR VENDING COORD	16	1.00	66,301	1.00	56,705	1.00	56,705
TOTAL		17.10	\$ 1,357,333	17.10	\$ 1,399,137	17.10	\$ 1,399,137

Salary amounts recorded on this page are for total budgeted salaries; this amount may differ from budgeted permanent wages as presented in the Line Item Detail due to payroll allocations to other funding sources (capital projects, grants, etc.) or inter-agency services are not reflected in this summary page.

CAPITAL REVOLVING FUND

	2016 Actual	2017 Budget	2017 Projected	2018 Executive	2018 Adopted
Fund Balance, January 1	1,329,908	1,143,908	994,741	800,741	-
SOURCES					
Loan Repayments:					
Interest	27,721	28,000	28,000	40,013	-
Principal	26,704	172,000	172,000	366,000	-
Application Fees	300	1,000	1,000	1,000	-
Transfer in From General Fund	53,667	-	-	-	-
TOTAL SOURCES	<u>\$ 108,392</u>	<u>\$ 201,000</u>	<u>\$ 201,000</u>	<u>\$ 407,013</u>	<u>\$ -</u>
USES					
Loans	303,667	250,000	250,000	270,000	-
Façade Grants	125,000	125,000	125,000	125,000	-
Lighting Enhancement Grants	-	-	-	-	-
Transfer to Homebuyer's Assistance	-	-	-	-	-
Staff Costs	14,891	20,000	20,000	12,013	-
Other	-	-	-	-	-
TOTAL USES	<u>\$ 443,558</u>	<u>\$ 395,000</u>	<u>\$ 395,000</u>	<u>\$ 407,013</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ (335,167)</u>	<u>\$ (194,000)</u>	<u>\$ (194,000)</u>	<u>\$ -</u>	<u>\$ -</u>
Fund Balance (Deficit), December 31	<u>\$ 994,741</u>	<u>\$ 949,908</u>	<u>\$ 800,741</u>	<u>\$ 800,741</u>	<u>\$ -</u>

The Capital Revolving Fund has two components: (1) Capital Revolving Fund Loans, and (2) Façade Improvement Grants. The Capital Revolving Fund was enacted on May 19, 1987 and has closed 32 loans, totaling \$5,288,271. The Façade Improvement Grant Program was established on October 3, 2000 and has awarded 88 Façade Improvement matching grants to small businesses, totaling \$1,163,649. In addition \$2,366,858 of private funds were invested, resulting in a total new economic investment of \$3,530,507 in the downtown and neighborhood business districts. The Economic Development Division provides loan administration for the Capital Revolving Fund under the guidance of the Community Development Authority (CDA).

PROPOSED 2018 TID BUDGETS

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 16 districts; TID 32, which covers the State Street corridor in downtown Madison, is slated for closure 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. Funds from TID 33 were utilized for Affordable Housing in 2016. Incremental revenue from TID 32 is used for Affordable Housing in the 2018 budget.

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

2018 Highlights

Key TIF-funded projects in the 2018 CIP include:

- Construction of a parking ramp to replace Government East as part of the Judge Doyle development funded by TID 25 proceeds
- Funds are set aside for Affordable Housing from TID 27, TID 32, and TID 43
- Plan Implementation consultants will be funded through TID 36

Allocation of TIF Balances

The 2018 Executive CIP allocates the City share of closing TIFs to the projects listed below. These amounts are shown in various project budgets as reserves applied.

- Bridge Lake Point Center (\$600,000)
- Public Market (\$3,050,000)

**Tax Incremental Financing
Citywide Summary - All Active TIDs
2018 Executive Budget**

<u>No.</u>	<u>Name</u>	<u>Year of Inception</u>	<u>Base Value</u>	<u>2017 Value</u>	<u>Accumulated TIF Increment Change July 29, 2016</u>	<u>2017 Ratio of Debt Svc. and Cap. Leases to Annual Revenues (excluding borrowing)</u>	<u>Dec. 31, 2018 Projected Cash Balance</u>	<u>Dec. 31, 2018 Balance of Unrecovered Costs (Fav.)</u>	<u>2018 Capital Budget Executive</u>
25	Wilson Street	1995	\$38,606,700	\$192,728,700	399%	23%	\$15,686,751	(\$11,505,168)	\$24,005,000
27	West Broadway	1998	4,545,600	21,909,800	382%	#DIV/0!	2,108,668	(2,108,667)	542,492
29	Allied Terrace	2000	41,741,400	18,396,000	-56%	92%	(2,835,299)	3,088,909	1,000
32	State Street	2003	409,445,200	546,742,800	34%	11%	7,771,752	(5,581,400)	13,056,218
35	Todd Drive	2005	25,800,600	32,761,400	27%	37%	1,908,600	(1,925,686)	500,000
36	Capitol Gateway	2005	76,120,800	82,373,100	8%	55%	4,734,918	23,071,879	105,000
37	Union Corners	2006	43,466,900	60,111,300	38%	64%	(2,072,547)	3,194,382	32,000
38	Badger/Ann/Park	2008	54,203,700	(6,525,000)	-112%	N/A	(3,770,177)	4,171,110	-
39	Stoughton Road	2008	263,256,500	69,351,100	-74%	94%	697,731	39,148	32,000
41	University/Whitney	2011	18,703,300	33,681,900	80%	64%	1,332,523	721,037	2,000
42	Wingra	2012	50,866,200	29,316,400	-42%	N/A	344,628	1,659,366	31,000
43	Park/Drake	2013	25,870,100	40,631,900	57%	N/A	587,586	(287,769)	971,290
44	Royster Clark	2013	30,448,400	12,181,600	-60%	N/A	256,708	3,466,574	1,000
45	Capitol Square West	2015	79,304,000	72,662,500	-8%	N/A	(2,819,455)	17,180,423	-
46	Research Park	2015	61,735,800	29,326,800	-52%	N/A	335,890	1,554,110	-
47	Silicon Prairie	2017					(8,372)	603,408	-
							<u>\$ 24,268,277</u>	<u>\$ 36,738,248</u>	<u>\$ 39,279,000</u>

**Tax Incremental Financing
Citywide Summary - All Active TIDs
2018 Executive Budget**

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>
Cash Balance (Deficit), January 1	\$ 29,830,996	\$ 36,297,910	\$ 38,493,918	\$ 37,729,704
Project Inflows:				
Incremental Revenues	17,309,816	19,677,898	19,030,363	29,663,146
Computer Reimbursement	577,877	559,659	506,681	484,716
Payment on Advance	-	-	-	-
Interest Income	326,532	342,362	330,103	348,473
Proceeds from Borrowing	10,909,704	19,140,000	13,000,000	7,000,000
Developer Capital Funding	517,875	450,000	450,000	450,000
Application Fees	10,879	-	1,400	-
Other	1,048,467	2,000,000	2,066,427	500,000
Total Inflows:	<u>\$ 30,701,150</u>	<u>\$ 42,169,919</u>	<u>\$ 35,384,974</u>	<u>\$ 38,446,335</u>
Project Outflows:				
Engineering: Ped Bike	318,808	-	-	-
Engineering: Major Streets	5,313,973	7,985,000	9,960,000	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	(12,046)	53,500	21,000	21,000
Parking	-	40,095,000	11,095,000	29,000,000
PCED: Payments to Developers	4,935,000	3,733,000	3,233,000	-
PCED: Planning Studies	-	50,000	50,000	-
PCED: Affordable Hsg. Set Aside	-	-	-	14,549,714
PCED: Other	632,422	2,417,000	1,857,450	190,000
Traffic Engineering	15,000	90,000	90,000	-
Transit	-	-	8,000	-
Debt Service-Principal	9,123,450	6,836,542	6,847,362	6,873,159
Debt Service-Interest	738,416	1,094,242	1,080,281	1,057,542
Pay Advances-Principal	-	-	-	-
Pay Advances-Interest	-	-	-	-
Capital Lease-Principal	-	700,000	700,000	-
Capital Lease-Interest	-	386,895	386,895	-
Refund to Overlying Districts	18,020	-	-	-
Staff Costs	269,970	253,088	301,878	253,088
Audit Costs	24,266	18,000	18,000	18,000
Other	669,321	1,182,950	500,322	500,000
Total Outflows:	<u>\$ 22,046,600</u>	<u>\$ 64,895,217</u>	<u>\$ 36,149,188</u>	<u>\$ 52,462,503</u>
Annual Net Cash Flow	<u>\$ 8,654,550</u>	<u>\$ (22,725,298)</u>	<u>\$ (764,214)</u>	<u>\$ (14,016,169)</u>
Cash Balance (Deficit), December 31	<u>\$ 38,485,546</u>	<u>\$ 13,572,612</u>	<u>\$ 37,729,704</u>	<u>\$ 23,713,536</u>
Memo: Unrecovered Costs (Fav.)	\$ 17,732,971	\$ 54,185,338	\$ 22,780,310	\$ 36,378,877

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

	2016 Actual	2017 Budget	2017 Projected	2018 Executive
Cash Balance (Deficit), January 1	\$ 28,845,871	\$ 32,270,371	\$ 32,100,088	\$ 34,403,865
Project Inflows:				
Incremental Revenues	3,831,284	3,949,673	3,949,673	4,602,361
Computer Reimbursement	26,698	26,698	26,698	26,698
Payment on Advance	-	-	-	-
Interest Income	197,135	225,893	224,701	240,827
Proceeds from Borrowing	-	-	-	-
Developer Capital Funding	517,875	450,000	450,000	450,000
Application Fees	-	-	-	-
Other	-	-	-	-
Total Inflows:	\$ 4,572,992	\$ 4,652,264	\$ 4,651,072	\$ 5,319,886
Project Outflows:				
Engineering: Ped Bike	-	-	-	-
Engineering: Major Streets	-	1,215,000	1,215,000	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	3,664	5,000	5,000	5,000
Parking -- Parking Utility Ramp at Judge Doyle	-	24,000,000	-	24,000,000
PCED: Payments to Developers	-	-	-	-
PCED: Planning Studies	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-
PCED: Other	190,440	-	-	-
Traffic Engineering	-	-	-	-
Transit	-	-	-	-
Debt Service-Principal	625,000	-	-	-
Debt Service-Interest	372,842	-	-	-
Pay Advances-Principal	-	-	-	-
Pay Advances-Interest	-	-	-	-
Capital Lease-Principal	-	700,000	700,000	-
Capital Lease-Interest	-	386,895	386,895	-
Refund to Overlying Districts	-	-	-	-
Staff Costs	34,706	30,000	38,400	30,000
Audit Costs	1,600	2,000	2,000	2,000
Other	90,523	-	-	-
Total Outflows:	\$ 1,318,775	\$ 26,338,895	\$ 2,347,295	\$ 24,037,000
Annual Net Cash Flow	\$ 3,254,217	\$ (21,686,631)	\$ 2,303,777	\$ (18,717,114)
Cash Balance (Deficit), December 31	\$ 32,100,088	\$ 10,583,740	\$ 34,403,865	\$ 15,686,751
Memo: Unrecovered Costs (Fav.)*	\$ (27,218,505)	\$ (6,231,874)	\$ (30,222,282)	\$ (11,505,168)

Includes 2018 amounts as follows:

Parks: Street Tree Replacements	Cash	5,000
<u>Judge Doyle: Parking Utility Ramp at Judge Doyle</u>	<u>Cash</u>	<u>24,000,000</u>
TOTAL		24,005,000

Tax Incremental Financing
TID #27 - West Broadway
Inception 1998

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>
Cash Balance (Deficit), January 1	\$ 1,232,628	\$ 1,301,174	\$ 1,718,512	\$ 2,110,176
Project Inflows:				
Incremental Revenues	477,491	\$ 387,235	387,235	523,206
Computer Reimbursement	6,658	\$ 6,658	5,399	6,658
Payment on Advance	-	\$ -	-	-
Interest Income	10,222	\$ 8,605	12,030	4,835
Proceeds from Borrowing	-	\$ -	-	-
Developer Capital Funding	-	\$ -	-	-
Application Fees	-	\$ -	-	-
Other	-	\$ -	-	-
Total Inflows:	<u>\$ 494,371</u>	<u>\$ 402,498</u>	<u>\$ 404,664</u>	<u>\$ 534,699</u>
Project Outflows:				
Engineering: Ped Bike	-	-	-	-
Engineering: Major Streets	-	-	-	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	-	1,000	1,000	1,000
Parking	-	-	-	-
PCED: Payments to Developers	-	-	-	-
PCED: Planning Studies	-	-	-	-
PCED: Affordable Hsg. - Set Aside	-	-	-	523,206
PCED: Other	-	1,000,000	-	-
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	6,737	10,000	10,000	10,000
Audit Costs	1,600	2,000	2,000	2,000
Other:	150	-	-	-
Total Outflows:	<u>\$ 8,487</u>	<u>\$ 1,013,000</u>	<u>\$ 13,000</u>	<u>\$ 536,206</u>
Annual Net Cash Flow	<u>\$ 485,884</u>	<u>\$ (610,502)</u>	<u>\$ 391,664</u>	<u>\$ (1,507)</u>
Cash Balance (Deficit), December 31	<u>\$ 1,718,512</u>	<u>\$ 690,672</u>	<u>\$ 2,110,176</u>	<u>\$ 2,108,668</u>
Memo: Unrecovered Costs (Fav.)	\$ (1,718,511)	\$ (1,499,672)	\$ (2,110,175)	\$ (2,108,667)
Includes 2018 amounts as follows:				
Parks: Street Tree Replacements			Cash	1,000
PCED: Affordable Housing Set Aside			Cash	541,492
TOTAL				<u>\$ 542,492</u>

Tax Incremental Financing
TID #29 - Allied Terrace
Inception 2000

	2016 Actual	2017 Budget	2017 Projected	2018 Executive
Cash Balance (Deficit), January 1	\$ (2,555,100)	\$ (3,236,495)	\$ (2,898,014)	\$ (2,870,875)
Project Inflows:				
Incremental Revenues	400,052	405,009	405,009	439,296
Computer Reimbursement	14,055	7,192	11,764	7,192
Payment on Advance	-	-	-	-
Interest Income	-	-	-	-
Proceeds from Borrowing	-	-	-	-
Developer Capital Funding	-	-	-	-
Application Fees	-	-	-	-
Other	-	-	-	-
Total Inflows:	\$ 414,107	\$ 412,201	\$ 416,773	\$ 446,488
Project Outflows:				
Engineering: Ped Bike	-	-	-	-
Engineering: Major Streets	-	-	-	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	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	683,297	343,100	343,100	343,100
Debt Service-Interest	64,854	34,812	34,812	34,812
Pay Advances-Principal	-	-	-	-
Pay Advances-Interest	-	-	-	-
Capital Lease-Principal	-	-	-	-
Capital Lease-Interest	-	-	-	-
Refund to Overlying Districts	-	-	-	-
Staff Costs	5,848	30,000	8,400	30,000
Audit Costs	1,600	2,000	2,000	2,000
Other	422	-	322	-
Total Outflows:	\$ 757,021	\$ 410,912	\$ 389,634	\$ 410,912
Annual Net Cash Flow	\$ (342,914)	\$ 1,289	\$ 27,139	\$ 35,576
Cash Balance (Deficit), December 31	\$ (2,898,014)	\$ (3,235,206)	\$ (2,870,875)	\$ (2,835,299)
Memo: Unrecovered Costs (Fav.)	\$ 3,837,824	\$ 3,493,435	\$ 3,467,585	\$ 3,088,909

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 2018 amounts as follows:

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

Tax Incremental Financing
TID #32 - State Street
Inception 2003

	2016 Actual	2017 Budget	2017 Projected	2018 Executive
Cash Balance (Deficit), January 1	\$ 3,648,033	\$ 9,663,142	\$ 9,835,103	\$ 8,501,511
Project Inflows:				
Incremental Revenues	8,054,931	7,798,802	7,798,802	13,056,218
Computer Reimbursement	169,190	169,190	94,932	94,932
Payment on Advance	-	-	-	-
Interest Income	64,740	67,642	67,642	59,511
Proceeds from Borrowing	-	-	-	-
Developer Capital Funding	-	-	-	-
Application Fees	2,500	-	1,400	-
Other	-	-	-	-
Total Inflows:	\$ 8,291,361	\$ 8,035,634	\$ 7,962,776	\$ 13,210,661
Project Outflows:				
Engineering: Ped Bike	(2,931)	-	-	-
Engineering: Major Streets	730,980	5,075,000	7,050,000	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	4,630	37,500	5,000	-
Parking	-	-	-	-
PCED: Payments to Developers	-	-	-	-
PCED: Planning Studies	-	50,000	50,000	-
PCED: Affordable Hsg. Set Aside	-	-	-	13,056,218
PCED: Other	-	592,000	1,167,450	-
Traffic Engineering	15,000	90,000	90,000	-
Transit	-	-	8,000	-
Debt Service-Principal	1,168,563	765,005	774,896	765,889
Debt Service-Interest	158,439	123,012	101,022	86,313
Pay Advances-Principal	-	-	-	-
Pay Advances-Interest	-	-	-	-
Capital Lease-Principal	-	-	-	-
Capital Lease-Interest	-	-	-	-
Refund to Overlying Districts	-	-	-	-
Staff Costs	26,167	30,000	48,000	30,000
Audit Costs	1,600	2,000	2,000	2,000
Other	1,843	282,950	-	-
Total Outflows:	\$ 2,104,291	\$ 7,047,467	\$ 9,296,368	\$ 13,940,420
Annual Net Cash Flow	\$ 6,187,070	\$ 988,167	\$ (1,333,592)	\$ (729,759)
Cash Balance (Deficit), December 31	\$ 9,835,103	\$ 10,651,309	\$ 8,501,511	\$ 7,771,752
Memo: Unrecovered Costs (Fav.)	\$ (6,103,966)	\$ (7,857,138)	\$ (5,545,270)	\$ (5,581,400)
Includes 2018 amounts as follows:				
PCED: Affordable Housing Set Aside			Cash	13,056,218
TOTAL				\$ 13,056,218

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

	2016 Actual	2017 Budget	2017 Projected	2018 Executive
Cash Balance (Deficit), January 1	\$ 2,071,493	\$ 2,116,725	\$ 2,132,044	\$ 1,326,738
Project Inflows:				
Incremental Revenues	784,946	817,962	817,962	782,342
Computer Reimbursement	82,661	82,661	86,138	82,661
Payment on Advance	-	-	-	-
Interest Income	16,382	14,817	14,924	9,287
Proceeds from Borrowing	-	-	-	-
Developer Capital Funding	-	-	-	-
Application Fees	-	-	-	-
Other	-	-	-	-
Total Inflows:	<u>\$ 883,989</u>	<u>\$ 915,440</u>	<u>\$ 919,024</u>	<u>\$ 874,290</u>
Project Outflows:				
Engineering: Ped Bike	-	-	-	-
Engineering: Major Streets	-	-	-	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	-	-	-	-
Parking	-	-	-	-
PCED: Payments to Developers	-	913,000	913,000	-
PCED: Planning Studies	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-
PCED: Other	-	-	-	-
Traffic Engineering	-	-	-	-
Transit	-	-	-	-
Debt Service-Principal	315,840	280,000	280,000	315,840
Debt Service-Interest	-	23,940	23,940	23,940
Pay Advances-Principal	-	-	-	-
Pay Advances-Interest	-	-	-	-
Capital Lease-Principal	-	-	-	-
Capital Lease-Interest	-	-	-	-
Refund to Overlying Districts	-	-	-	-
Staff Costs	5,848	5,390	5,390	5,390
Audit Costs	1,600	2,000	2,000	2,000
Other	500,150	500,000	500,000	500,000
Total Outflows:	<u>\$ 823,438</u>	<u>\$ 1,724,330</u>	<u>\$ 1,724,330</u>	<u>\$ 347,170</u>
Annual Net Cash Flow	<u>\$ 60,551</u>	<u>\$ (808,890)</u>	<u>\$ (805,306)</u>	<u>\$ 562,741</u>
Cash Balance (Deficit), December 31	<u>\$ 2,132,044</u>	<u>\$ 1,307,835</u>	<u>\$ 1,326,738</u>	<u>\$ 1,908,600</u>
Memo: Unrecovered Costs (Fav.)	\$ (1,561,863)	\$ (1,032,973)	\$ (1,036,557)	\$ (1,925,686)
Includes 2018 amounts as follows:				
Transfer to TID 38			Cash	500,000
				<u>\$ 500,000</u>

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

	2016 Actual	2017 Budget	2017 Projected	2018 Executive
Cash Balance (Deficit), January 1	\$ 1,745,939	\$ 1,702,863	\$ 2,853,656	\$ 3,028,689
Project Inflows:				
Incremental Revenues	1,392,713	2,282,770	2,282,770	1,967,070
Computer Reimbursement	66,843	66,843	75,548	66,843
Payment on Advance	-	-	-	-
Interest Income	12,961	27,994	6,259	30,287
Proceeds from Borrowing	5,147,840	13,000,000	8,000,000	7,000,000
Developer Capital Funding	-	-	-	-
Application Fees	589	-	-	-
Other	-	1,500,000	1,566,427	-
Total Inflows:	\$ 6,620,946	\$ 16,877,607	\$ 11,931,004	\$ 9,064,200
Project Outflows:				
Engineering: Ped Bike	321,739	-	-	-
Engineering: Major Streets	-	-	-	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	(21,941)	3,000	3,000	5,000
Parking Utility	-	13,000,000	8,000,000	5,000,000
PCED: Payments to Developers	2,885,000	1,500,000	1,500,000	-
PCED: Planning Studies	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-
PCED: Other	-	135,000	-	100,000
Traffic Engineering	-	-	-	-
Transit	-	-	-	-
Debt Service-Principal	2,197,097	1,836,436	1,836,436	1,836,436
Debt Service-Interest	-	314,915	314,915	314,915
Pay Advances-Principal	-	-	-	-
Pay Advances-Interest	-	-	-	-
Capital Lease-Principal	-	-	-	-
Capital Lease-Interest	-	-	-	-
Refund to Overlying Districts	-	-	-	-
Staff Costs	83,010	99,620	99,620	99,620
Audit Costs	1,600	2,000	2,000	2,000
Other	46,724	-	-	-
Total Outflows:	\$ 5,513,229	\$ 16,890,971	\$ 11,755,971	\$ 7,357,971
Annual Net Cash Flow	\$ 1,107,717	\$ (13,364)	\$ 175,033	\$ 1,706,229
Cash Balance (Deficit), December 31	\$ 2,853,656	\$ 1,689,499	\$ 3,028,689	\$ 4,734,918
Memo: Unrecovered Costs (Fav.)	\$ 13,626,013	\$ 24,802,941	\$ 19,614,544	\$ 23,071,879
Includes 2018 amounts as follows:				
Economic Development: Plan Implementation Consultants			Cash	100,000
Parks: Street Tree Replacements			Cash	5,000
TOTAL				\$ 105,000

Tax Incremental Financing
TID #37 - Union Corners
Inception 2006

	2016 Actual	2017 Budget	2017 Projected	2018 Executive
Cash Balance (Deficit), January 1	\$ (3,259,827)	\$ (3,582,231)	\$ (2,713,373)	\$ (2,998,027)
Project Inflows:				
Incremental Revenues	339,753	731,480	227,799	1,435,458
Computer Reimbursement	12,077	12,077	8,602	12,077
Payment on Advance	-	-	-	-
Interest Income	-	-	-	-
Proceeds from Borrowing	400,000	-	-	-
Developer Capital Funding	-	-	-	-
Application Fees	2,340	-	-	-
Other	548,467	-	-	-
Total Inflows:	<u>\$ 1,302,637</u>	<u>\$ 743,557</u>	<u>\$ 236,401</u>	<u>\$ 1,447,535</u>
Project Outflows:				
Engineering: Ped Bike	-	-	-	-
Engineering: Major Streets	235,703	-	-	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	129	1,000	1,000	2,000
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	490,046	426,954	426,954	426,954
Debt Service-Interest	-	49,346	49,346	49,346
Pay Advances-Principal	-	-	-	-
Pay Advances-Interest	-	-	-	-
Capital Lease-Principal	-	-	-	-
Capital Lease-Interest	-	-	-	-
Refund to Overlying Districts	-	-	-	-
Staff Costs	17,655	11,755	11,755	11,755
Audit Costs	1,600	2,000	2,000	2,000
Other	11,050	-	-	-
Total Outflows:	<u>\$ 756,183</u>	<u>\$ 521,055</u>	<u>\$ 521,055</u>	<u>\$ 522,055</u>
Annual Net Cash Flow	<u>\$ 546,454</u>	<u>\$ 222,502</u>	<u>\$ (284,654)</u>	<u>\$ 925,480</u>
Cash Balance (Deficit), December 31	<u>\$ (2,713,373)</u>	<u>\$ (3,359,729)</u>	<u>\$ (2,998,027)</u>	<u>\$ (2,072,547)</u>
Memo: Unrecovered Costs (Fav.)	\$ 4,689,116	\$ 4,039,660	\$ 4,546,816	\$ 3,194,382

Includes 2018 amounts as follows:

Parks: Street Tree Replacements	Cash	2,000
<u>Economic Development: Union Corners Holding Costs</u>	<u>Cash</u>	<u>30,000</u>
		\$ 32,000

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

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>
Cash Balance (Deficit), January 1	\$ (3,901,596)	\$ (3,880,582)	\$ (3,867,443)	\$ (3,818,878)
Project Inflows:				
Incremental Revenues	-	-	-	-
Computer Reimbursement	2,146	2,831	2,831	2,146
Payment on Advance	-	-	-	-
Interest Income	-	-	-	-
Proceeds from Borrowing	-	-	-	-
Developer Capital Funding	-	-	-	-
Application Fees	-	-	-	-
Other - Transfer from TID 35	500,000	500,000	500,000	500,000
Total Inflows:	<u>\$ 502,146</u>	<u>\$ 502,831</u>	<u>\$ 502,831</u>	<u>\$ 502,146</u>
Project Outflows:				
Engineering: Ped Bike	-	-	-	-
Engineering: Major Streets	-	-	-	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	61	-	-	-
Parking	-	-	-	-
PCED: Payments to Developers	-	-	-	-
PCED: Planning Studies	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-
PCED: Other	-	-	-	-
Traffic Engineering	-	-	-	-
Transit	-	-	-	-
Debt Service-Principal	400,085	399,263	400,085	399,263
Debt Service-Interest	59,557	45,858	45,858	45,858
Pay Advances-Principal	-	-	-	-
Pay Advances-Interest	-	-	-	-
Capital Lease-Principal	-	-	-	-
Capital Lease-Interest	-	-	-	-
Refund to Overlying Districts	-	-	-	-
Staff Costs	6,540	6,323	6,323	6,323
Audit Costs	1,600	2,000	2,000	2,000
Other	150	-	-	-
Total Outflows:	<u>\$ 467,993</u>	<u>\$ 453,444</u>	<u>\$ 454,266</u>	<u>\$ 453,444</u>
Annual Net Cash Flow	<u>\$ 34,153</u>	<u>\$ 49,387</u>	<u>\$ 48,565</u>	<u>\$ 48,702</u>
Cash Balance (Deficit), December 31	<u>\$ (3,867,443)</u>	<u>\$ (3,831,195)</u>	<u>\$ (3,818,878)</u>	<u>\$ (3,770,177)</u>
Memo: Unrecovered Costs (Fav.)	\$ 5,067,725	\$ 4,619,075	\$ 4,619,075	\$ 4,171,110

Tax Incremental Financing
TID #39 - Stoughton Road
Inception 2008

	2016 Actual	2017 Budget	2017 Projected	2018 Executive
Cash Balance (Deficit), January 1	\$ (270,144)	\$ (560,696)	\$ (548,013)	\$ (691,677)
Project Inflows:				
Incremental Revenues	105,734	223,854	80,000	1,656,104
Computer Reimbursement	156,076	144,036	158,664	144,036
Payment on Advance	-	-	-	-
Interest Income	-	(10,268)	(3,836)	(6,917)
Proceeds from Borrowing	-	530,000	-	-
Developer Capital Funding	-	-	-	-
Application Fees	-	-	-	-
Other	-	-	-	-
Total Inflows:	<u>\$ 261,810</u>	<u>\$ 887,622</u>	<u>\$ 234,828</u>	<u>\$ 1,793,223</u>
Project Outflows:				
Engineering: Ped Bike	-	-	-	-
Engineering: Major Streets	-	-	-	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	141	1,000	1,000	2,000
Parking	-	-	-	-
PCED: Payments to Developers	-	500,000	-	-
PCED: Planning Studies	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-
PCED: Other	181,982	30,000	30,000	30,000
Traffic Engineering	-	-	-	-
Transit	-	-	-	-
Debt Service-Principal	346,966	293,989	293,989	293,989
Debt Service-Interest	-	45,827	45,827	45,827
Pay Advances-Principal	-	-	-	-
Pay Advances-Interest	-	-	-	-
Capital Lease-Principal	-	-	-	-
Capital Lease-Interest	-	-	-	-
Refund to Overlying Districts	-	-	-	-
Staff Costs	6,014	30,000	5,676	30,000
Audit Costs	1,600	2,000	2,000	2,000
Other	2,976	-	-	-
Total Outflows:	<u>\$ 539,679</u>	<u>\$ 902,816</u>	<u>\$ 378,492</u>	<u>\$ 403,816</u>
Annual Net Cash Flow	<u>\$ (277,869)</u>	<u>\$ (15,194)</u>	<u>\$ (143,664)</u>	<u>\$ 1,389,408</u>
Cash Balance (Deficit), December 31	<u>\$ (548,013)</u>	<u>\$ (575,890)</u>	<u>\$ (691,677)</u>	<u>\$ 697,731</u>
Memo: Unrecovered Costs (Fav.)	\$ 1,872,870	\$ 2,124,075	\$ 1,722,545	\$ 39,148

Includes 2018 amounts as follows:

Economic Development: Property Holding Costs	Cash	30,000
<u>Parks: Street Tree Replacements</u>	<u>Cash</u>	<u>2,000</u>
TOTAL		\$ 32,000

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

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>
Cash Balance (Deficit), January 1	\$ 485,617	\$ 767,888	\$ 766,634	\$ 1,064,295
Project Inflows:				
Incremental Revenues	840,958	840,027	840,027	804,324
Computer Reimbursement	6,533	6,533	6,533	6,533
Payment on Advance	-	-	-	-
Interest Income	6,046	7,679	3,388	10,643
Proceeds from Borrowing	-	-	-	-
Developer Capital Funding	-	-	-	-
Application Fees	-	-	-	-
Other	-	-	-	-
Total Inflows:	<u>\$ 853,537</u>	<u>\$ 854,239</u>	<u>\$ 849,948</u>	<u>\$ 821,500</u>
Project Outflows:				
Engineering: Ped Bike	-	-	-	-
Engineering: Major Streets	-	-	-	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	-	1,000	1,000	2,000
Parking	-	-	-	-
PCED: Payments to Developers	-	-	-	-
PCED: Planning Studies	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-
PCED: Other	-	-	-	-
Traffic Engineering	-	-	-	-
Transit	-	-	-	-
Debt Service-Principal	561,077	480,496	480,496	480,480
Debt Service-Interest	-	70,791	70,791	70,791
Pay Advances-Principal	-	-	-	-
Pay Advances-Interest	-	-	-	-
Capital Lease-Principal	-	-	-	-
Capital Lease-Interest	-	-	-	-
Refund to Overlying Districts	-	-	-	-
Staff Costs	9,693	-	-	-
Audit Costs	1,600	-	-	-
Other	150	400,000	-	-
Total Outflows:	<u>\$ 572,520</u>	<u>\$ 952,287</u>	<u>\$ 552,287</u>	<u>\$ 553,272</u>
Annual Net Cash Flow	<u>\$ 281,017</u>	<u>\$ (98,048)</u>	<u>\$ 297,661</u>	<u>\$ 268,228</u>
Cash Balance (Deficit), December 31	<u>\$ 766,634</u>	<u>\$ 669,840</u>	<u>\$ 1,064,295</u>	<u>\$ 1,332,523</u>
Memo: Unrecovered Costs (Fav.)	\$ 2,247,902	\$ 1,865,454	\$ 1,469,745	\$ 721,037

Includes 2018 amounts as follows:

<u>Parks: Street Tree Replacements</u>	Cash	2,000
TOTAL		<u>\$ 2,000</u>

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

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>
Cash Balance (Deficit), January 1	\$ 408,545	\$ 243,054	\$ 301,263	\$ 193,677
Project Inflows:				
Incremental Revenues	430,057	447,830	447,830	700,076
Computer Reimbursement	29,572	29,572	29,572	29,572
Payment on Advance	-	-	-	-
Interest Income	3,582	-	4,996	-
Proceeds from Borrowing	-	-	-	-
Developer Capital Funding	-	-	-	-
Application Fees	-	-	-	-
Other	-	-	-	-
Total Inflows:	<u>\$ 463,211</u>	<u>\$ 477,402</u>	<u>\$ 482,398</u>	<u>\$ 729,648</u>
Project Outflows:				
Engineering: Ped Bike	-	-	-	-
Engineering: Major Streets	-	-	-	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	-	1,000	1,000	1,000
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	475,627	475,627	475,627	475,535
Debt Service-Interest	82,724	72,161	72,161	72,161
Pay Advances-Principal	-	-	-	-
Pay Advances-Interest	-	-	-	-
Capital Lease-Principal	-	-	-	-
Capital Lease-Interest	-	-	-	-
Refund to Overlying Districts	-	-	-	-
Staff Costs	9,824	-	11,196	-
Audit Costs	1,600	-	-	-
Other	718	-	-	-
Total Outflows:	<u>\$ 570,493</u>	<u>\$ 578,788</u>	<u>\$ 589,984</u>	<u>\$ 578,696</u>
Annual Net Cash Flow	<u>\$ (107,282)</u>	<u>\$ (101,386)</u>	<u>\$ (107,586)</u>	<u>\$ 150,951</u>
Cash Balance (Deficit), December 31	<u>\$ 301,263</u>	<u>\$ 141,668</u>	<u>\$ 193,677</u>	<u>\$ 344,628</u>
 Memo: Unrecovered Costs (Fav.)	 \$ 2,653,893	 \$ 2,279,652	 \$ 2,285,852	 \$ 1,659,366

Includes 2018 amounts as follows:

Economic Development: Property Holding Costs	Cash	30,000
<u>Parks: Street Tree Replacements</u>	<u>Cash</u>	<u>1,000</u>
TOTAL		31,000

Tax Incremental Financing
TID #43 - Park/Drake
Inception 2013

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>
Cash Balance (Deficit), January 1	\$ 397,623	\$ 243,125	\$ 606,546	\$ 648,132
Project Inflows:				
Incremental Revenues	541,172	724,140	724,140	970,290
Computer Reimbursement	120	120	-	120
Payment on Advance	-	-	-	-
Interest Income	4,065	-	-	-
Proceeds from Borrowing	-	-	-	-
Developer Capital Funding	-	-	-	-
Application Fees	5,450	-	-	-
Other	-	-	-	-
Total Inflows:	<u>\$ 550,807</u>	<u>\$ 724,260</u>	<u>\$ 724,140</u>	<u>\$ 970,410</u>
Project Outflows:				
Engineering: Ped Bike	-	-	-	-
Engineering: Major Streets	-	-	-	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	270	1,000	1,000	1,000
Parking	-	-	-	-
PCED: Payments to Developers	-	-	-	-
PCED: Planning Studies	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	970,290
PCED: Other	260,000	600,000	600,000	-
Traffic Engineering	-	-	-	-
Transit	-	-	-	-
Debt Service-Principal	60,667	50,046	50,046	50,046
Debt Service-Interest	-	9,620	11,622	9,620
Pay Advances-Principal	-	-	-	-
Pay Advances-Interest	-	-	-	-
Capital Lease-Principal	-	-	-	-
Capital Lease-Interest	-	-	-	-
Refund to Overlying Districts	-	-	-	-
Staff Costs	17,735	-	19,886	-
Audit Costs	1,600	-	-	-
Other	1,612	-	-	-
Total Outflows:	<u>\$ 341,884</u>	<u>\$ 660,666</u>	<u>\$ 682,554</u>	<u>\$ 1,030,956</u>
Annual Net Cash Flow	<u>\$ 208,923</u>	<u>\$ 63,594</u>	<u>\$ 41,586</u>	<u>\$ (60,546)</u>
Cash Balance (Deficit), December 31	<u>\$ 606,546</u>	<u>\$ 306,719</u>	<u>\$ 648,132</u>	<u>\$ 587,586</u>
Memo: Unrecovered Costs (Fav.)	\$ (206,637)	\$ (320,277)	\$ (298,269)	\$ (287,769)

Includes 2018 amounts as follows:

PCED: Affordable Housing Set Aside	Cash	970,290
<u>Parks: Street Tree Replacements</u>	<u>Cash</u>	<u>1,000</u>
TOTAL		971,290

Tax Incremental Financing
TID #44 - Royster Clark
Inception 2013

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>
Cash Balance (Deficit), January 1	\$ 857,114	\$ 741,163	\$ (423,214)	\$ 151,956
Project Inflows:				
Incremental Revenues	110,725	801,819	801,819	290,897
Computer Reimbursement	5,248	5,248	-	5,248
Payment on Advance	-	-	-	-
Interest Income	7,933	-	-	-
Proceeds from Borrowing	2,000,000	820,000	820,000	-
Developer Capital Funding	-	-	-	-
Application Fees	-	-	-	-
Other	-	-	-	-
Total Inflows:	<u>\$ 2,123,906</u>	<u>\$ 1,627,067</u>	<u>\$ 1,621,819</u>	<u>\$ 296,145</u>
Project Outflows:				
Engineering: Ped Bike	-	-	-	-
Engineering: Major Streets	3,179,347	-	-	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	-	1,000	1,000	1,000
Parking	-	-	-	-
PCED: Payments to Developers	-	820,000	820,000	-
PCED: Planning Studies	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-
PCED: Other	-	-	-	-
Traffic Engineering	-	-	-	-
Transit	-	-	-	-
Debt Service-Principal	193,405	150,626	150,733	150,626
Debt Service-Interest	-	39,767	45,794	39,767
Pay Advances-Principal	-	-	-	-
Pay Advances-Interest	-	-	-	-
Capital Lease-Principal	-	-	-	-
Capital Lease-Interest	-	-	-	-
Refund to Overlying Districts	-	-	-	-
Staff Costs	29,732	-	29,122	-
Audit Costs	1,600	-	-	-
Other	150	-	-	-
Total Outflows:	<u>\$ 3,404,234</u>	<u>\$ 1,011,393</u>	<u>\$ 1,046,649</u>	<u>\$ 191,393</u>
Annual Net Cash Flow	<u>\$ (1,280,328)</u>	<u>\$ 615,674</u>	<u>\$ 575,170</u>	<u>\$ 104,752</u>
Cash Balance (Deficit), December 31	<u>\$ (423,214)</u>	<u>\$ 1,356,837</u>	<u>\$ 151,956</u>	<u>\$ 256,708</u>
 Memo: Unrecovered Costs (Fav.)	 \$ 3,627,855	 \$ 3,681,555	 \$ 3,721,952	 \$ 3,466,574

Includes 2018 amounts as follows:

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

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

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>
Cash Balance (Deficit), January 1	\$ 133,208	\$ (1,483,183)	\$ (1,348,140)	\$ (2,955,443)
Project Inflows:				
Incremental Revenues	-	-	-	1,735,181
Computer Reimbursement	-	-	-	-
Payment on Advance	-	-	-	-
Interest Income	3,448	-	-	-
Proceeds from Borrowing	3,361,864	1,695,000	1,695,000	-
Developer Capital Funding	-	-	-	-
Application Fees	-	-	-	-
Other	-	-	-	-
Total Inflows:	<u>\$ 3,365,312</u>	<u>\$ 1,695,000</u>	<u>\$ 1,695,000</u>	<u>\$ 1,735,181</u>
Project Outflows:				
Engineering: Ped Bike	-	-	-	-
Engineering: Major Streets	1,167,943	1,695,000	1,695,000	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Engineering: Other	-	-	-	-
Parks	-	-	-	-
Parking	-	-	-	-
PCED: Payments to Developers	2,050,000	-	-	-
PCED: Planning Studies	-	-	-	-
PCED: Affordable Hsg. Set Aside	-	-	-	-
PCED: Other	-	-	-	-
Traffic Engineering	-	-	-	-
Transit	-	-	-	-
Debt Service-Principal	1,605,780	1,335,000	1,335,000	1,335,000
Debt Service-Interest	-	264,193	264,193	264,193
Pay Advances-Principal	-	-	-	-
Pay Advances-Interest	-	-	-	-
Capital Lease-Principal	-	-	-	-
Capital Lease-Interest	-	-	-	-
Refund to Overlying Districts	-	-	-	-
Staff Costs	8,634	-	8,110	-
Audit Costs	1,600	-	-	-
Other	12,703	-	-	-
Total Outflows:	<u>\$ 4,846,660</u>	<u>\$ 3,294,193</u>	<u>\$ 3,302,303</u>	<u>\$ 1,599,193</u>
Annual Net Cash Flow	<u>\$ (1,481,348)</u>	<u>\$ (1,599,193)</u>	<u>\$ (1,607,303)</u>	<u>\$ 135,988</u>
Cash Balance (Deficit), December 31	<u>\$ (1,348,140)</u>	<u>\$ (3,082,376)</u>	<u>\$ (2,955,443)</u>	<u>\$ (2,819,455)</u>
 Memo: Unrecovered Costs (Fav.)	 \$ 16,684,108	 \$ 18,643,301	 \$ 18,651,411	 \$ 17,180,423

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

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>
Cash Balance (Deficit), January 1	\$ (8,408)	\$ (8,408)	\$ (21,731)	\$ (364,434)
Project Inflows:				
Incremental Revenues	-	267,297	267,297	700,324
Computer Reimbursement	-	-	-	-
Payment on Advance	-	-	-	-
Interest Income	-	-	-	-
Proceeds from Borrowing	-	2,500,000	1,890,000	-
Developer Capital Funding	-	-	-	-
Application Fees	-	-	-	-
Other	-	-	-	-
Total Inflows:	<u>\$ -</u>	<u>\$ 2,767,297</u>	<u>\$ 2,157,297</u>	<u>\$ 700,324</u>
Project Outflows:				
Engineering: Ped Bike	-	-	-	-
Engineering: Major Streets	-	-	-	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Parks	-	-	-	-
Parking	-	-	-	-
PCED: Payments to Developers	-	2,500,000	2,500,000	-
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	11,573	-	-	-
Audit Costs	1,600	-	-	-
Other	150	-	-	-
Total Outflows:	<u>\$ 13,323</u>	<u>\$ 2,500,000</u>	<u>\$ 2,500,000</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ (13,323)</u>	<u>\$ 267,297</u>	<u>\$ (342,703)</u>	<u>\$ 700,324</u>
Cash Balance (Deficit), December 31	<u>\$ (21,731)</u>	<u>\$ 258,889</u>	<u>\$ (364,434)</u>	<u>\$ 335,890</u>
 Memo: Unrecovered Costs (Fav.)	 \$ 21,731	 \$ 2,254,434	 \$ 2,254,434	 \$ 1,554,110

Tax Incremental Financing
TID #47 - Silicon Prairie
Inception 2017

	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Executive</u>
Cash Balance (Deficit), January 1	\$ -	\$ -	\$ (8,372)	\$ (8,372)
Project Inflows:				
Incremental Revenues	-	-	-	-
Computer Reimbursement	-	-	-	-
Payment on Advance	-	-	-	-
Interest Income	18	-	-	-
Proceeds from Borrowing	-	595,000	595,000	-
Developer Capital Funding	-	-	-	-
Application Fees	-	-	-	-
Other	-	-	-	-
Total Inflows:	<u>\$ 18</u>	<u>\$ 595,000</u>	<u>\$ 595,000</u>	<u>\$ -</u>
Project Outflows:				
Engineering: Ped Bike	-	-	-	-
Engineering: Major Streets	-	-	-	-
Engineering: Storm Water	-	-	-	-
Engineering: Sewer Utility	-	-	-	-
Parks	-	-	-	-
Parking	-	-	-	-
PCED: Payments to Developers	-	595,000	595,000	-
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	6,447	-	-	-
Audit Costs	227	-	-	-
Other	1,716	-	-	-
Total Outflows:	<u>\$ 8,390</u>	<u>\$ 595,000</u>	<u>\$ 595,000</u>	<u>\$ -</u>
Annual Net Cash Flow	<u>\$ (8,372)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Cash Balance (Deficit), December 31	<u>\$ (8,372)</u>	<u>\$ -</u>	<u>\$ (8,372)</u>	<u>\$ (8,372)</u>
 Memo: Unrecovered Costs (Fav.)	 \$ 8,408	 \$ 603,408	 \$ 603,408	 \$ 603,408