

**FINANCE COMMITTEE
MAY 11, 2015 AT 7:45 P.M.
LINCOLN CENTER – 1519 WATER STREET**

PRESENT: Ald. Slowinski, Phillips, Patton, Van Stippen and Kneebone

ALSO

PRESENT: Mayor Wiza; C/T Ladick; City Attorney Beveridge; Clerk Moe; Directors Lemke, Ostrowski, Schatschneider; Ald. Morrow, Ryan, Mrozek, McComb; Fire Chief Finn; Interim Police Chief Skibba; Deputy C/T Freeberg; Brandi Makuski; Nate Enwald; Larry Lee; Barb Jacob; Neil Pendergast

ITEM #1 – DESIGNATION OF OFFICIAL NEWSPAPER.

Ald. Slowinski stated we only had one bid from the Portage County Gazette, which had the same pricing as last year.

Motion made by Ald. Phillips, seconded by Ald. Van Stippen to approve the Portage County Gazette as our official newspaper.

Ayes: All

Nays: None

Motion carried.

ITEM #2 – ADDING PARKING SPACES AT MEAD PARK, AND ITS IMPACT ON THE 2016 CAPITAL BUDGET.

C/T Ladick stated this request came to us from Director Schrader as well as the Park Board and what they would like to do is create a parking lot at Mead Park where we took down a house that we purchased earlier this year. Typically a request like this would be handled in the 2016 capital budget process, but it is being brought forward now because we would like some direction so we know if the site should be prepped. We can do about half of the work in-house as far as laying down the base, gravel, etc. to get the site ready, which will save the City about \$15,000 due to having our own staff, materials and trucks. What we need from the committee is a commitment that this \$17,000 for paving the parking lot will be in the 2016 capital budget. Our yearly capital budget is usually about 3.5 million dollars, so this would be about half of 1% of that.

Motion made by Ald. Patton, seconded by Ald. Phillips to approve adding the parking spaces at Mead Park, with the \$17,000 being added to the 2016 capital budget.

Ald. Phillips asked the Alderperson for this area what her thoughts were on this project. Ald. McComb stated that she voted against it at the Park Commission. She stated she has not heard enough solid evidence that more parking is needed. Her understanding is that during peak periods of park usage that parking can be congested. She further understands that people can always find a parking place, it may not be as convenient as they would like, but there is parking on the outlying streets. She would like to know how many hours a week the parking is congested. She has heard that there have been some complaints, but she has not been told how many or from who. She suggested that before we pave over some grass and pay City money, not to mention on-going maintenance, she would like to be more convinced that there is a need for more parking.

Ald. Phillips questioned if it was a possibility that this could turn into a park and ride during the day. Mayor Wiza replied it could, there is nothing preventing that. Ald. Slowinski also responded that it would not be advertised as such.

Ald. Slowinski stated that they want to put the material down now so it has a chance to compact all winter.

C/T Ladick stated the total cost, if everything was contracted out, would be about \$32,000, but by doing some of the work ourselves, it would save us \$15,000, so the end cost for budget purposes would be \$17,000.

Director Schatschneider added that the City Council purchased the home on West Clark and the talk always was to take the house down and build a parking lot given the use that park sees. He lives in the neighborhood, so he can speak from experience, and as soon as the first nice day of the year comes, the park is packed. There is a safety issue due to kids running out behind vehicles because the cars are lined up along the street from West Clark, around the corner to West River Drive. The cost of making this parking lot is very minimal. When a street is rebuilt, it is \$500 per linear foot, this parking lot is costing us about 34 linear feet of street, so the value that we are receiving is exceptional.

Ald. Slowinski stated at the Park Commission meeting, he agreed the parking lot was needed, his question was whether or not it needed to be paved. He was told that per ordinance, any parking lot that we construct has to be paved.

Neil Pendergast, 1924 Plover Street, stated he lives in the district, just not that portion of the district. He is a great lover of the Parks Department and realizes this request came from the Parks Department, but would like it looked at from a different angle. He would like to recommend that the City address access to Mead Park by painting a wide bike lane on both sides of the Clark Street bridge. He went on to say that currently accessing the park from the east side by foot or bicycle is quite difficult, making the usage of cars more than what we would otherwise see. The current sidewalk across the bridge is too narrow for both pedestrians and bicycles so by making space for bicycles on the street, the sidewalk becomes safer for pedestrians and bicyclists. He stated that the City of Portage just did this on the State highway over the Wisconsin River and it has worked out. He is hoping this would increase more walking and bicycling to the park. He is not suggesting that we get rid of parking, but rather we consider an alternative to expanding the parking. The bike lane would only cost the City the price of paint, not the \$32,000 needed for the parking lot.

Ald. Patton stated he believes it is a good idea to have a paved, controlled parking lot, especially for people with young children. It is dangerous with the current parking with trying to get out of the cars and lack of room. It would also be easier access for handicap people.

Ald. Van Stippen questioned if there was a written plan put in place when the property was purchased.

Mayor Wiza stated Randy Stroik, the previous Alderperson for this district, was affiliated with the KASH playground and he was a strong proponent for purchasing this property specifically for the parking to incorporate it into the park. He stated when he drives by, he sees it is very busy, with the ball diamond, park users, KASH playground, disc golf, etc.

Ayes: All

Nays: None

Motion carried.

ITEM #3 – UPDATE ON ANALYSIS FROM EHLERS INC. RELATING TO AMENDING THE PROJECT PLANS FOR TIF DISTRICTS 5 AND 7.

C/T Ladick introduced Dawn Gunderson from Ehlers. He stated she has completed the analysis and would be discussing it.

Dawn Gunderson, Ehlers, Inc., gave out two handouts and reviewed them. These handouts are attached. The first handout was a basic overview of tax incremental financing. The second

addressed the need for and feasibility of amending the project plans to allow for the transfer of surplus increment from TID's 5 & 7 to TID 6.

ITEM #4 – REQUEST FOR THE REPLACEMENT OF HANDRAILS AT THE LINCOLN CENTER.

Ald. Slowinski stated that we do not have quotes from Portage County yet, so he would like to forward this on to Council and C/T Ladick will forward those quotes on when he receives them.

C/T Ladick stated we do own the Lincoln Center, so we are responsible for certain aspects of the maintenance on this building, which would include the exterior of the building and their request is to have the handrails outside replaced. He said they are estimating this expense to be about \$15,000-\$18,000. It is a contractual type of obligation with the County. He stated that typically with these types of situations, he discusses the request with the City Engineer to find out if it is a legitimate request.

Ald. Phillips asked what kind of material they are using on this, stainless or aluminum.

Director Schatschneider stated there was two options given, one stainless and the other aluminum. The stainless has more upfront costs, but is a better way to go.

ITEM #5 – DISCUSSIONS ON PURCHASING PROPERTIES IN THE PORTAGE COUNTY BUSINESS PARK (TID 9).

Director Ostrowski went over the attachments that were in the packet stating that in 2013 Portage County gave the City the land needed to extend E.M. Copps Drive to the east in order to access the Service Cold Storage development. The idea was that the City would later purchase the lots affected by this in the amount of \$210,328 and he wanted to give a heads up that the time to purchase these lots is coming.

ITEM #6 – APPROVAL OF PAYMENT OF CLAIMS.

Motion made by Ald. Phillips, seconded by Ald. Patton to approve the payment of claims in the amount of \$1,183,355.56.

Ayes: All Nays: None Motion carried.

ITEM #7 – ADJOURN INTO CLOSED SESSION (APPROXIMATELY 7:35 P.M.) PURSUANT TO WISCONSIN STATUTES 19.85(1)(e) (DELIBERATING OR NEGOTIATING THE PURCHASING OF PUBLIC PROPERTIES, THE INVESTING OF PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION) ON THE FOLLOWING: A. POTENTIAL DEVELOPMENT AGREEMENT IN TIF DISTRICT 9. B. NEGOTIATING THE LEASE/RENTAL OF THE LINCOLN CENTER, 1519 WATER STREET, WITH PORTAGE COUNTY.

Motion made by Ald. Patton, seconded by Ald. Phillips, to adjourn into closed session at 8:42 P.M.

Roll Call: Ayes: Ald. Slowinski, Phillips, Patton, Van Stippen, and Kneebone Nays: None
Motion carried.

Adjournment at 9:31 P.M.



EHLERS
LEADERS IN PUBLIC FINANCE



Strengthening
Communities
Together

Tax Increment Financing (“TIF”) Basics City of Stevens Point

Dawn Gunderson, Senior Municipal Advisor

May 11, 2015



What is Tax Increment Financing?

- Economic development tool used in Wisconsin and many other states
- Allows cities to capture all **property tax revenue** from **growth** in defined area and use that revenue to **benefit** that area
- Key acronyms:
 - TIF = Tax Increment Financing (the tool)
 - TID = Tax Increment District (where the tool is used)

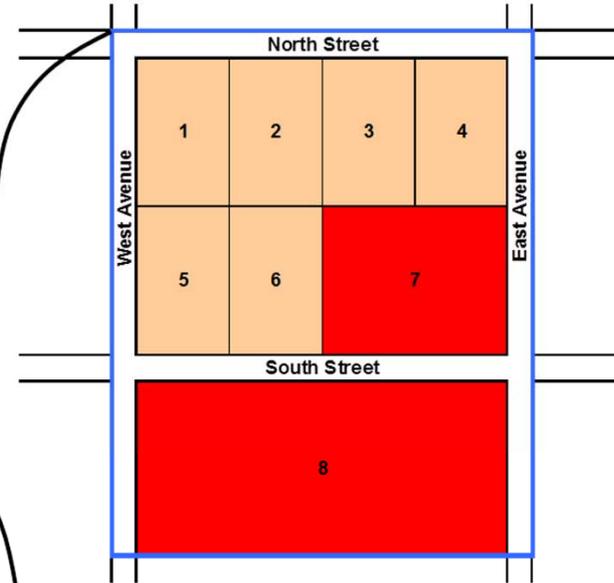
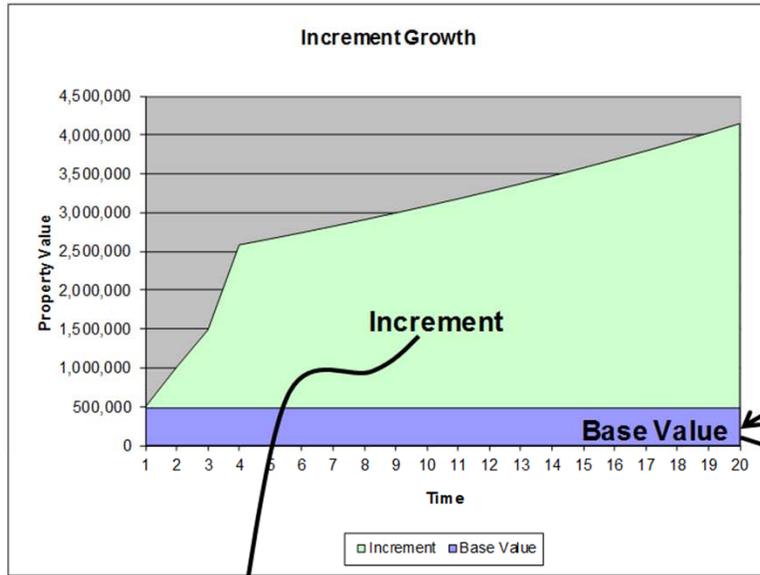
TIF in Wisconsin

- Since 1976 has been THE most powerful economic development tool available to local government
- Intent:
 - Promote economic development
 - Address lack of other incentives and financial resources
 - Promote cooperation between public and private sectors
 - Counteract economic downturn (mid 70's recession)
 - Spread costs of economic development to all benefitting taxing jurisdictions

TID Utilization

- 1,870 districts have been created since 1976.
- 732 districts have been dissolved.
- 1,143 active TIDs currently in existence.
- 413 communities in Wisconsin have used TIF (out of 593 Cities and Villages)

How Does TIF Work?



	Mill Rate
TID	20.00
Total	20.00

The TID receives taxes on the increment value at the combined rate of all taxing entities

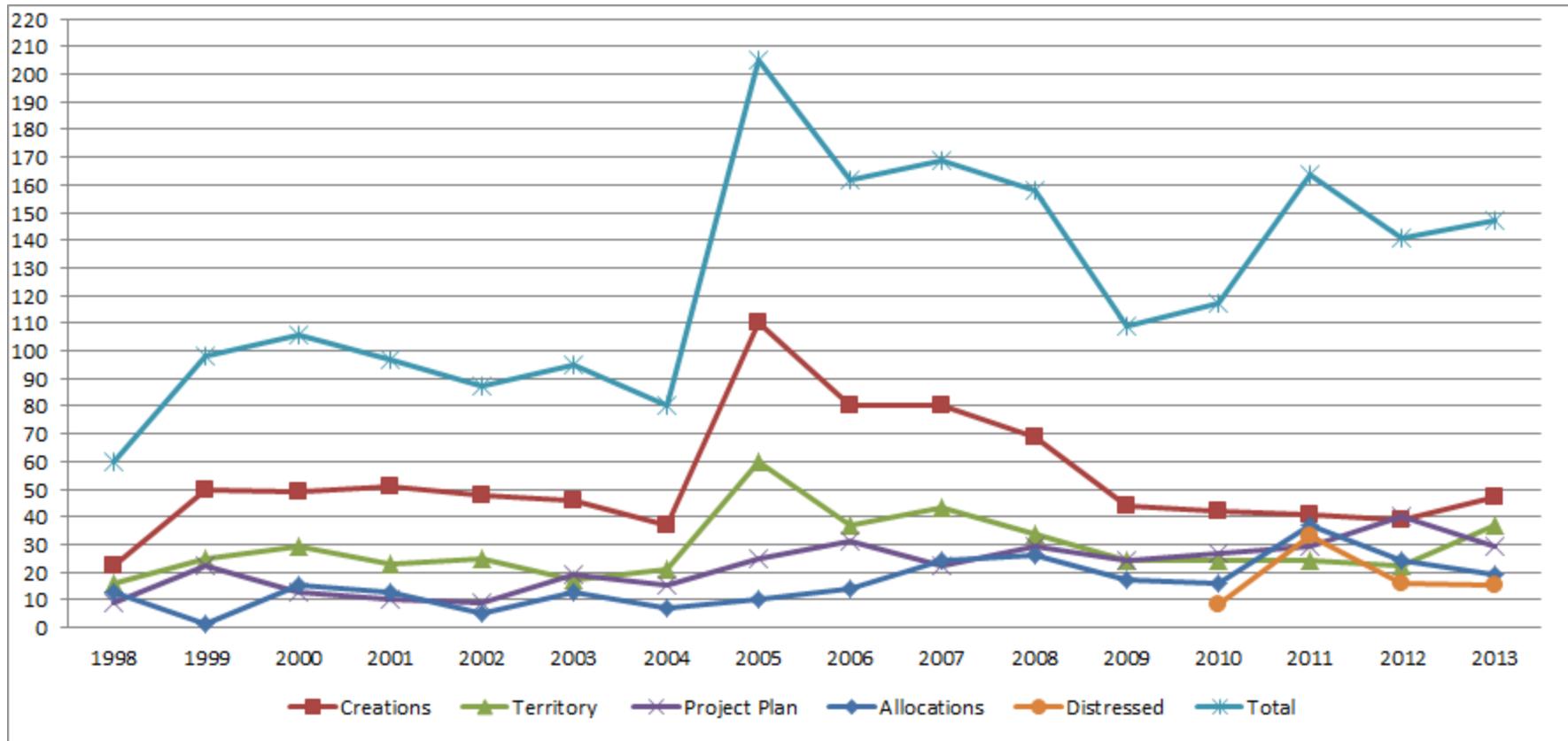
	Mill Rate
Local	6.50
County	4.00
School	7.50
VTAE	2.00
Total	20.00

All taxing jurisdictions continue to receive their share of the tax levy on the base value of the TID

Modifications to Districts After Creation

- Project Plan Amendments without Boundary Changes
- Project Plan Amendments WITH Boundary Changes
- Allocations (revenue sharing between Districts)
- Change to Distressed or Severely Distressed Status

Creations and Modifications Since 1998



Maximum Life

- A district may remain open until the earliest of the following:
 - The district's maximum life is reached, which varies by type of district and when it was created
 - When total tax increments collected are sufficient to pay all of the district's project obligations
 - When the City passes a resolution to close the district
- At closure:
 - Remaining funds distributed proportionately to taxing jurisdictions (***shared benefit***), OR
 - Any unreimbursed project costs become general liability of the municipality (***this risk not shared***)

Approaches for Struggling TIDs

- ***No easy solutions***
- Variety of tools available, ***each with a cost.***
 - Fund balance utilization
 - Tax levy & user fee support
 - Debt restructuring
 - Maximum life extensions
 - Distressed TID declaration
 - Increment sharing (“Donation”)
 - Territory amendment
 - Enforcing security provisions in developer agreements

Increment Sharing (“Donation”)

- Wis. Stats. 66.1105(6)(f)
- A TID that is generating excess increment above its own obligations may allocate that excess to:
 - A blighted area TID
 - A rehabilitation/conservation TID
 - A distressed or severely distressed TID
- Requires a project plan amendment and JRB approval for donor TID

Procedure to Amend a TID

1. Plan Commission prepares project plan
2. Convene Joint Review Board
 - Each taxing body represented
 - One member of the public appointed
3. Public Hearing by Plan Commission
4. City Council approval (official Date)
5. Joint Review Board approval
6. State approval (procedural and legal review)

Note: variety of date/procedural/notice requirements at each step

**Tax Increment District
Increment Sharing Analysis**

For

**City of Stevens Point, Wisconsin
Finance Committee**



May 11, 2015

Presented by:

Dawn R. Gunderson, CPFO, CIPMA
Senior Municipal Advisor/Vice President



City of Stevens Point TID Sharing Analysis

TID #6

- Created in 2006 as a Rehabilitation District
- Current Increment Value \$2,100,000
 - Annual Revenue
 - Increment \$47,900
 - Lease income \$70,000
 - Computer Aid \$28,500
- 2014 Fund Balance negative \$2,865,000
- Outstanding Obligations \$8.7 million
 - Annual payments currently \$890,000 increase to \$1,006,000 before dropping
- Projected \$10.2 million deficit at statutory closure in 2034

TID #5

- Created 2005 as a Blighted District
- Current Increment Value \$16,986,800
 - Annual Revenue
 - Increment \$380,000
 - Potential Computer Aid
- 2014 Fund Balance \$91,000
- Outstanding Obligations \$435,000 PAYGO Developer agreements
- Could close any time without sharing and if no new projects
- \$6.7 million in Potential sharing revenue

TID #7

- Created 2008 as a Mixed Use District
- Current Increment Value \$24,680,600
 - Annual Revenue
 - Increment \$580,000
 - Potential Computer Aid
- 2014 Fund Balance \$309,000
- Outstanding Obligations \$3.7 Million
- Developers agreement to Travel Guard may dictate closure date
 - Assumed future payments to Travel Guard and no sharing possible closure in 2024
- Range of Potential Sharing Revenue
 - \$1.4 million in potential sharing revenue if all projected payments are made to Travel Guard
 - \$3.1 million in potential sharing revenue if no future payments to Travel Guard



TID #6

City of Stevens Point, Wisconsin

Tax Increment District # 6

Changes in Property Value

Construction Year		Actual	Annual Total	Construction Year	
1	2006	(357,300)	(357,300)	2006	1
2	2007	1,724,300	1,724,300	2007	2
3	2008	2,590,600	2,590,600	2008	3
4	2009	(449,200)	(449,200)	2009	4
5	2010	(149,700)	(149,700)	2010	5
6	2011	(5,788,600)	(5,788,600)	2011	6
7	2012	1,075,800	1,075,800	2012	7
8	2013	3,454,100	3,454,100	2013	8
9	2014		0	2014	9
10	2015		0	2015	10
11	2016		0	2016	11
12	2017		0	2017	12
13	2018		0	2018	13
14	2019		0	2019	14
15	2020		0	2020	15
16	2021		0	2021	16
17	2022		0	2022	17
18	2023		0	2023	18
19	2024		0	2024	19
20	2025		0	2025	20
21	2026		0	2026	21
22	2027		0	2027	22
23	2028		0	2028	23
24	2029		0	2029	24
25	2030		0	2030	25
26	2031		0	2031	26
27	2032		0	2032	27
Totals		2,100,000	2,100,000		

Notes:



City of Stevens Point, Wisconsin

Tax Increment District # 6

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	46,305,600
Creation Date	May 15, 2006	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2006	Base Tax Rate	\$22.84
Max Life (Years)	27	Rate Adjustment Factor	0.00%
Expenditure Periods/Termination	22 5/15/2028	Tax Exempt Discount Rate	
Revenue Periods/Final Year	27 2034	Taxable Discount Rate	1.50%
Extension Eligibility/Years	Yes		
Recipient District	Yes		

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2006	(357,300)	2007	0	(357,300)	2008	\$22.75	0
2 2007	1,724,300	2008	0	1,367,000	2009	\$22.71	31,044
3 2008	2,590,600	2009	0	3,957,600	2010	\$24.11	95,424
4 2009	(449,200)	2010	0	3,508,400	2011	\$23.45	82,284
5 2010	(149,700)	2011	0	3,358,700	2012	\$24.19	81,261
6 2011	(5,788,600)	2012	0	(2,429,900)	2013	\$25.13	0
7 2012	1,075,800	2013	0	(1,354,100)	2014	\$25.45	0
8 2013	3,454,100	2014	0	2,100,000	2015	\$22.84	47,965
9 2014	0	2015	0	2,100,000	2016	\$22.84	47,965
10 2015	0	2016	0	2,100,000	2017	\$22.84	47,965
11 2016	0	2017	0	2,100,000	2018	\$22.84	47,965
12 2017	0	2018	0	2,100,000	2019	\$22.84	47,965
13 2018	0	2019	0	2,100,000	2020	\$22.84	47,965
14 2019	0	2020	0	2,100,000	2021	\$22.84	47,965
15 2020	0	2021	0	2,100,000	2022	\$22.84	47,965
16 2021	0	2022	0	2,100,000	2023	\$22.84	47,965
17 2022	0	2023	0	2,100,000	2024	\$22.84	47,965
18 2023	0	2024	0	2,100,000	2025	\$22.84	47,965
19 2024	0	2025	0	2,100,000	2026	\$22.84	47,965
20 2025	0	2026	0	2,100,000	2027	\$22.84	47,965
21 2026	0	2027	0	2,100,000	2028	\$22.84	47,965
22 2027	0	2028	0	2,100,000	2029	\$22.84	47,965
23 2028	0	2029	0	2,100,000	2030	\$22.84	47,965
24 2029	0	2030	0	2,100,000	2031	\$22.84	47,965
25 2030	0	2031	0	2,100,000	2032	\$22.84	47,965
26 2031	0	2032	0	2,100,000	2033	\$22.84	47,965
27 2032	0	2033	0	2,100,000	2034	\$22.84	47,965
Totals	2,100,000		0		Future Value of Increment		1,249,313

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).



City of Stevens Point, Wisconsin

Tax Increment District # 6

Cash Flow Projection (Without Sharing from TID #5 & TID #7)

Year	Projected Revenues						Expenditures												Balances			Year							
	Tax Increments	Transfer from TID #5	Transfer from TID #7	Bond Premium/Misc/Lease/transfers In	Computer aid	Total Revenues	State Trust Fund Loan 1,000,000 Dated Date: 02/11/08			State Trust Fund Loan 584,268 Dated Date: 12/2/108		GO Bonds Series 2011A 5,965,000 Dated Date: 03/30/11		30.696% of GO Notes, Series 2011B 1,017,572 Dated Date: 05/02/11			GO Notes, Series 2013B 1,700,000 Dated Date: 04/01/13			GO Taxable Notes 2013C 510,000 Dated Date: 12/30/13			CDA Lease Obligation 120,000	Other	Total Expenditures	Annual	Cumulative	Principal Outstanding	
Fund Balance 2015							41,461	5.50%	29,201	56,590	2,405	310,000	167,277	107,436	2.65%	18,933	25,000	2.10%	34,913	80,000	2.00%	9,250	10,000	84	0	(745,860)	(2,865,401)	8,698,306	2014
2015	47,965			70,224	28,500	146,689	37,084	5.50%	33,578			310,000	161,116	107,436	2.65%	16,086	50,000	2.10%	34,125	85,000	2.00%	7,650	10,000		892,549	(705,386)	(3,784,824)	7,468,216	2015
2016	47,965			70,224	28,500	146,689	39,215	5.50%	31,446			310,000	154,025	107,436	2.65%	13,239	50,000	2.10%	33,075	85,000	2.00%	5,950	10,000		839,386	(692,697)	(4,477,521)	6,866,565	2016
2017	47,965			70,224	28,500	146,689	41,372	5.50%	29,290			310,000	146,275	138,132	2.65%	10,188	200,000	2.10%	31,500	85,000	2.00%	4,250	10,000	1,006,007	(859,318)	(5,336,839)	6,082,061	2017	
2018	47,965			70,224	28,500	146,689	43,674	5.50%	27,014			310,000	137,905	138,132	2.65%	6,528	200,000	2.10%	27,300	85,000	3.00%	2,550	10,000		988,103	(841,414)	(6,178,253)	5,295,254	2018
2019	47,965			70,224	28,500	146,689	45,981	5.50%	24,681			310,000	128,915	142,736	2.65%	2,827	300,000	2.10%	22,575				10,000		987,715	(841,026)	(7,019,279)	4,486,537	2019
2020	47,965			70,224	28,500	146,689	48,577	5.50%	22,085			310,000	119,460				300,000	2.10%	16,275				10,000		826,397	(679,708)	(7,698,987)	3,817,960	2020
2021	47,965			70,224	28,500	146,689	51,249	5.50%	19,413			310,000	109,656				300,000	2.10%	9,975				10,000		810,293	(663,604)	(8,362,591)	3,146,712	2021
2022	47,965			70,224	28,500	146,689	54,067	5.50%	16,594			305,000	99,310				250,000	2.10%	3,938				10,000		738,909	(592,220)	(8,954,811)	2,527,644	2022
2023	47,965			70,224	28,500	146,689	57,004	5.50%	13,658			300,000	88,763										10,000		469,424	(322,735)	(9,277,546)	2,160,640	2023
2024	47,965			70,224	28,500	146,689	60,176	5.50%	10,485			300,000	77,925										10,000		458,587	(311,898)	(9,589,443)	1,790,464	2024
2025	47,965			70,224	28,500	146,689	63,486	5.50%	7,176			300,000	66,525										10,000		447,187	(300,498)	(9,889,941)	1,416,978	2025
2026	47,965			70,224	28,500	146,689	66,978	5.50%	3,684			300,000	54,563												425,224	(278,535)	(10,168,476)	1,050,000	2026
2027	47,965			70,224	28,500	146,689						300,000	42,263												342,263	(195,574)	(10,364,049)	750,000	2027
2028	47,965			70,224	28,500	146,689						300,000	29,663												329,663	(182,974)	(10,547,023)	450,000	2028
2029	47,965			70,224	28,500	146,689						300,000	16,725												316,725	(170,036)	(10,717,059)	150,000	2029
2030	47,965			70,224	28,500	146,689						150,000	3,375												153,375	(6,686)	(10,723,745)	0	2030
2031	47,965			70,224	28,500	146,689																			0	146,689	(10,577,056)		2031
2032	47,965			70,224	28,500	146,689																			0	146,689	(10,430,367)		2032
2033	47,965			70,224	28,500	146,689																			0	146,689	(10,283,678)		2033
2034	47,965			70,224	28,500	146,689																			0				2034
Total	959,300	0	0	1,404,480	570,000	2,933,780	650,324		268,303	56,590	2,405	5,035,000	1,603,740	741,308	67,801	1,675,000	213,675	420,000	29,650	120,000	84	25,514,614					Total		

Notes: Information for Lease and Computer replacement provided by City

Projected TID Closure

City of Stevens Point, Wisconsin

Tax Increment District # 6

Cash Flow Projection (With Transfers from TID #5 & TID #7 with future payments to TG)

Year	Projected Revenues						Expenditures															Balances			Year					
	Tax Increments	Transfer from TID #5	Transfer from TID #7	Bond Premium/ Misc/Lease/ transfers in	Computer aid	Total Revenues	State Trust Fund Loan 1,000,000 Dated Date: 02/11/08			State Trust Fund Loan 584,268 Dated Date: 12/2/108		GO Bonds Series 2011A 5,965,000 Dated Date: 03/30/11		30.696% of GO Notes, Series 2011B 1,017,572 Dated Date: 05/02/11			GO Notes, Series 2013B 1,700,000 Dated Date: 04/01/13			GO Taxable Notes 2013C 510,000 Dated Date: 12/30/13			CDA Lease Obligation 120,000	Other		Total Expenditures	Annual	Cumulative	Principal Outstanding	
							Principal	Est. Rate	Interest	Principal	Interest	Principal	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate		Interest	2013			
Fund Balance 2015	47,965	200,000	400,000	70,224	28,500	746,689	41,461	5.50%	29,201	56,590	2,405	310,000	167,277	107,436	2.65%	18,933	25,000	2.10%	34,913	80,000	2.00%	9,250	10,000	84	892,549	(145,860)	(2,865,401)	8,698,306	2014	
2015	47,965	300,000	80,000	70,224	28,500	526,689	37,084	5.50%	33,578			310,000	161,116	107,436	2.65%	16,086	50,000	2.10%	34,125	85,000	2.00%	7,650	10,000		852,075	(325,386)	(2,804,824)	7,468,216	2015	
2016	47,965	300,000	80,000	70,224	28,500	526,689	39,215	5.50%	31,446			310,000	154,025	107,436	2.65%	13,239	50,000	2.10%	33,075	85,000	2.00%	5,950	10,000		839,386	(312,697)	(3,117,521)	6,866,565	2016	
2017	47,965	300,000	80,000	70,224	28,500	541,689	41,372	5.50%	29,290			310,000	146,275	138,132	2.65%	10,188	200,000	2.10%	31,500	85,000	2.00%	4,250	10,000	1,006,007	988,103	(464,318)	(3,581,839)	6,082,061	2017	
2018	47,965	315,000	80,000	70,224	28,500	571,689	43,674	5.50%	27,014			310,000	137,905	138,132	2.65%	6,528	200,000	2.10%	27,300	85,000	3.00%	2,550	10,000		987,715	(416,414)	(3,998,253)	5,295,254	2018	
2019	47,965	345,000	80,000	70,224	28,500	591,689	45,981	5.50%	24,681			310,000	128,915	142,736	2.65%	2,827	300,000	2.10%	22,575				10,000			(396,026)	(4,394,279)	4,486,537	2019	
2020	47,965	365,000	80,000	70,224	28,500	606,689	48,577	5.50%	22,085			310,000	119,460				300,000	2.10%	16,275				10,000			826,397	(219,708)	(4,613,987)	3,817,960	2020
2021	47,965	380,000	80,000	70,224	28,500	606,689	51,249	5.50%	19,413			310,000	109,656				300,000	2.10%	9,975				10,000			810,293	(203,604)	(4,817,591)	3,146,712	2021
2022	47,965	380,000	80,000	70,224	28,500	606,689	54,067	5.50%	16,594			305,000	99,310				250,000	2.10%	3,938				10,000			738,909	(132,220)	(4,949,811)	2,527,644	2022
2023	47,965	380,000	80,000	70,224	28,500	606,689	57,004	5.50%	13,658			300,000	88,763										10,000			469,424	137,265	(4,812,546)	2,160,640	2023
2024	47,965	380,000	80,000	70,224	28,500	606,689	60,176	5.50%	10,485			300,000	77,925										10,000			458,587	148,102	(4,664,443)	1,790,464	2024
2025	47,965	380,000	80,000	70,224	28,500	606,689	63,486	5.50%	7,176			300,000	66,525										10,000			447,187	159,502	(4,504,941)	1,416,978	2025
2026	47,965	380,000	80,000	70,224	28,500	606,689	66,978	5.50%	3,684			300,000	54,563													425,224	181,465	(4,323,476)	1,050,000	2026
2027	47,965	380,000	80,000	70,224	28,500	606,689						300,000	42,263													342,263	264,427	(4,059,049)	750,000	2027
2028	47,965	380,000	80,000	70,224	28,500	606,689						300,000	29,663													329,663	197,027	(3,862,023)	450,000	2028
2029	47,965	380,000	80,000	70,224	28,500	526,689						300,000	16,725													316,725	209,964	(3,652,059)	150,000	2029
2030	47,965	380,000	80,000	70,224	28,500	526,689						150,000	3,375													153,375	373,314	(3,278,745)	0	2030
2031	47,965	380,000	80,000	70,224	28,500	526,689																				0	526,689	(2,752,056)		2031
2032	47,965	380,000	80,000	70,224	28,500	526,689																				0	526,689	(2,225,367)		2032
2033	47,965	380,000	80,000	70,224	28,500	526,689																				0	146,689	(2,078,678)		2033
2034	47,965	380,000	80,000	70,224	28,500	146,689																				0				2034
Total	959,300	6,765,000	1,440,000	1,404,480	570,000	11,138,780	650,324		268,303	56,590	2,405	5,035,000	1,603,740	741,308		67,801	1,675,000		213,675	420,000		29,650	120,000	84	25,514,614				Total	

Notes: Information for Lease and Computer replacement provided by City

Projected TID Closure

City of Stevens Point, Wisconsin

Tax Increment District # 6

Cash Flow Projection (With Transfers from TID #5 & TID #7 with no future payments to TG)

Year	Projected Revenues						Expenditures												Balances			Year								
	Tax Increments	Transfer from TID #5	Transfer from TID #7	Bond Premium/ Misc/Lease/ transfers in	Computer aid	Total Revenues	State Trust Fund Loan 1,000,000 Dated Date: 02/11/08			State Trust Fund Loan 584,268 Dated Date: 12/2/108		GO Bonds Series 2011A 5,965,000 Dated Date: 03/30/11		30.696% of GO Notes, Series 2011B 1,017,572 Dated Date: 05/02/11			GO Notes, Series 2013B 1,700,000 Dated Date: 04/01/13			GO Taxable Notes 2013C 510,000 Dated Date: 12/30/13			CDA Lease Obligation 120,000	Other	Total	Annual	Cumulative	Principal Outstanding		
							Principal	Est. Rate	Interest	Principal	Interest	Principal	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate		Interest	2013	Expenditures					
Fund Balance																														
2015	47,965	200,000	400,000	70,224	28,500	746,689	41,461	5.50%	29,201	56,590	2,405	310,000	167,277	107,436	2.65%	18,933	25,000	2.10%	34,913	80,000	2.00%	9,250	10,000		84	892,549	(145,860)	(2,865,401)	8,698,306	2014
2016	47,965	300,000	200,000	70,224	28,500	646,689	37,084	5.50%	33,578			310,000	161,116	107,436	2.65%	16,086	50,000	2.10%	34,125	85,000	2.00%	7,650	10,000			852,075	(205,386)	(2,684,824)	7,468,216	2015
2017	47,965	300,000	200,000	70,224	28,500	646,689	39,215	5.50%	31,446			310,000	154,025	107,436	2.65%	13,239	50,000	2.10%	33,075	85,000	2.00%	5,950	10,000			839,386	(192,697)	(2,877,521)	6,866,565	2016
2018	47,965	315,000	205,000	70,224	28,500	666,689	41,372	5.50%	29,290			310,000	146,275	138,132	2.65%	10,188	200,000	2.10%	31,500	85,000	2.00%	4,250	10,000			1,006,007	(339,318)	(3,216,839)	6,082,061	2017
2019	47,965	345,000	205,000	70,224	28,500	696,689	43,674	5.50%	27,014			310,000	137,905	138,132	2.65%	6,528	200,000	2.10%	27,300	85,000	3.00%	2,550	10,000			988,103	(291,414)	(3,508,253)	5,295,254	2018
2020	47,965	365,000	205,000	70,224	28,500	716,689	45,981	5.50%	24,681			310,000	128,915	142,736	2.65%	2,827	300,000	2.10%	22,575				10,000			987,715	(271,026)	(3,779,279)	4,486,537	2019
2021	47,965	380,000	210,000	70,224	28,500	736,689	48,577	5.50%	22,085			310,000	119,460				300,000	2.10%	16,275				10,000			826,397	(89,708)	(3,868,987)	3,817,960	2020
2022	47,965	380,000	215,000	70,224	28,500	741,689	51,249	5.50%	19,413			310,000	109,656				300,000	2.10%	9,975				10,000			810,293	(68,604)	(3,937,591)	3,146,712	2021
2023	47,965	380,000	220,000	70,224	28,500	746,689	54,067	5.50%	16,594			305,000	99,310				250,000	2.10%	3,938				10,000			738,909	7,780	(3,929,811)	2,527,644	2022
2024	47,965	380,000	225,000	70,224	28,500	751,689	57,004	5.50%	13,658			300,000	88,763										10,000			469,424	282,265	(3,647,546)	2,160,640	2023
2025	47,965	380,000	225,000	70,224	28,500	751,689	60,176	5.50%	10,485			300,000	77,925										10,000			458,587	293,102	(3,354,443)	1,790,464	2024
2026	47,965	380,000	225,000	70,224	28,500	751,689	63,486	5.50%	7,176			300,000	66,525										10,000			447,187	304,502	(3,049,941)	1,416,978	2025
2027	47,965	380,000	225,000	70,224	28,500	751,689	66,978	5.50%	3,684			300,000	54,563													425,224	326,465	(2,723,476)	1,050,000	2026
2028	47,965	380,000	230,000	70,224	28,500	756,689						300,000	42,263													342,263	414,427	(2,309,049)	750,000	2027
2029	47,965	380,000		70,224	28,500	526,689						300,000	29,663													329,663	197,027	(2,112,023)	450,000	2028
2030	47,965	380,000		70,224	28,500	526,689						300,000	16,725													316,725	209,964	(1,902,059)	150,000	2029
2031	47,965	380,000		70,224	28,500	526,689						150,000	3,375													153,375	373,314	(1,528,745)	0	2030
2032	47,965	380,000		70,224	28,500	526,689																				0	526,689	(1,002,056)		2031
2033	47,965	380,000		70,224	28,500	526,689																				0	526,689	(475,367)		2032
2034	47,965			70,224	28,500	146,689																				0	146,689	(328,678)		2033
Total	959,300	6,765,000	3,190,000	1,404,480	570,000	12,888,780	650,324		268,303	56,590	2,405	5,035,000	1,603,740	741,308		67,801	1,675,000		213,675	420,000		29,650	120,000	84	25,514,614				Total	

Notes: Information for Lease and Computer replacement provided by City

Projected TID Closure

TID #5

City of Stevens Point, Wisconsin

Tax Increment District # 5

Changes in Property Value

Construction Year		Actual	Annual Total	Construction Year	
1	2005	1,360,800	1,360,800	2005	1
2	2006	5,539,600	5,539,600	2006	2
3	2007	6,200,200	6,200,200	2007	3
4	2008	(50,900)	(50,900)	2008	4
5	2009	2,880,500	2,880,500	2009	5
6	2010	(1,965,900)	(1,965,900)	2010	6
7	2011	(5,454,900)	(5,454,900)	2011	7
8	2012	2,489,300	2,489,300	2012	8
9	2013	5,988,100	5,988,100	2013	9
10	2014		0	2014	10
11	2015		0	2015	11
12	2016		0	2016	12
13	2017		0	2017	13
14	2018		0	2018	14
15	2019		0	2019	15
16	2020		0	2020	16
17	2021		0	2021	17
18	2022		0	2022	18
19	2023		0	2023	19
20	2024		0	2024	20
21	2025		0	2025	21
22	2026		0	2026	22
23	2027		0	2027	23
24	2028		0	2028	24
25	2029		0	2029	25
26	2030		0	2030	26
27	2031		0	2031	27
Totals		<u>16,986,800</u>	<u>16,986,800</u>		

Notes:



City of Stevens Point, Wisconsin

Tax Increment District # 5

Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	37,940,700
Creation Date	May 16, 2005	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2005	Base Tax Rate	\$22.84
Max Life (Years)	27	Rate Adjustment Factor	0.00%
Expenditure Periods/Termination	22 5/16/2027	Tax Exempt Discount Rate	
Revenue Periods/Final Year	27 2033	Taxable Discount Rate	1.50%
Extension Eligibility/Years	Yes 3		
Recipient District	Yes		

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	
1	2005	1,360,800	2006	0	1,360,800	2007	\$22.64	30,803
2	2006	5,539,600	2007	0	6,900,400	2008	\$22.75	156,996
3	2007	6,200,200	2008	0	13,100,600	2009	\$22.71	297,505
4	2008	(50,900)	2009	0	13,049,700	2010	\$24.11	314,648
5	2009	2,880,500	2010	0	15,930,200	2011	\$23.45	373,619
6	2010	(1,965,900)	2011	0	13,964,300	2012	\$24.19	337,857
7	2011	(5,454,900)	2012	0	8,509,400	2013	\$25.13	213,853
8	2012	2,489,300	2013	0	10,998,700	2014	\$25.45	279,862
9	2013	5,988,100	2014	0	16,986,800	2015	\$22.84	387,984
10	2014	0	2015	0	16,986,800	2016	\$22.84	387,984
11	2015	0	2016	0	16,986,800	2017	\$22.84	387,984
12	2016	0	2017	0	16,986,800	2018	\$22.84	387,984
13	2017	0	2018	0	16,986,800	2019	\$22.84	387,984
14	2018	0	2019	0	16,986,800	2020	\$22.84	387,984
15	2019	0	2020	0	16,986,800	2021	\$22.84	387,984
16	2020	0	2021	0	16,986,800	2022	\$22.84	387,984
17	2021	0	2022	0	16,986,800	2023	\$22.84	387,984
18	2022	0	2023	0	16,986,800	2024	\$22.84	387,984
19	2023	0	2024	0	16,986,800	2025	\$22.84	387,984
20	2024	0	2025	0	16,986,800	2026	\$22.84	387,984
21	2025	0	2026	0	16,986,800	2027	\$22.84	387,984
22	2026	0	2027	0	16,986,800	2028	\$22.84	387,984
23	2027	0	2028	0	16,986,800	2029	\$22.84	387,984
24	2028	0	2029	0	16,986,800	2030	\$22.84	387,984
25	2029	0	2030	0	16,986,800	2031	\$22.84	387,984
26	2030	0	2031	0	16,986,800	2032	\$22.84	387,984
27	2031	0	2032	0	16,986,800	2033	\$22.84	387,984
Totals	16,986,800		0		Future Value of Increment		9,376,839	

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).



City of Stevens Point, Wisconsin

Tax Increment District # 5

Cash Flow Projection (Without Transfers to TID #6)

Year	Projected Revenues					Expenditures							Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Computer Aid	Reconcile Increment Revenue	Total Revenues	Other Capital Project Costs	Scorpio/ Northpoint	Gerrard Corp	Country Springs	Klasinski Clinic	Transfer to TID #6	Admin.	Total Expenditures	Annual	Cumulative	
2005					0						10,000	10,000	(10,000)	(10,000)	1,977,462	2005
2006					0						2,324	2,324	(2,324)	(12,324)	1,977,462	2006
2007	30,803		4,634		35,437						1,005	1,005	34,432	22,108	1,977,462	2007
2008	156,996		8,905	1,599	167,500			67,989	16,756	98,651	9,662	193,058	(25,558)	(3,449)	1,794,066	2008
2009	297,505		9,869		307,374	40,090		50,161	52,707	95,371	4,887	243,216	64,158	60,708	1,595,826	2009
2010	314,648		15,535		330,183	17,832		57,843	81,587	108,869	9,530	275,660	54,522	115,231	1,347,528	2010
2011	373,619		12,171		385,790			56,350	78,600	109,934	1,150	283,378	102,412	217,643	1,065,300	2011
2012	337,857		10,950	(1,600)	347,207	354,688		55,066	65,283	101,703	1,425	612,679	(265,473)	(47,830)	808,734	2012
2013	213,853	4	9,585		223,442			50,100		33,539	1,350	183,504	39,938	(7,892)	626,580	2013
2014	279,862		9,094		288,956			51,745		34,356	1,353	189,699	99,257	91,365	438,234	2014
2015	387,984				387,984			45,014		33,822	1,380	164,929	223,055	314,420	274,685	2015
2016	387,984				387,984			45,014		33,822	1,408	80,244	307,740	622,161	195,849	2016
2017	387,984				387,984			45,014		33,822	1,436	80,272	307,712	929,873	117,013	2017
2018	387,984				387,984			31,766		33,822	1,465	67,052	320,932	1,250,805	51,425	2018
2019	387,984				387,984					33,822	1,494	35,316	352,668	1,603,473	17,604	2019
2020	387,984				387,984					17,604	1,524	19,127	368,857	1,972,330	(0)	2020
2021	387,984				387,984						1,554	1,554	386,430	2,358,760		2021
2022	387,984				387,984						1,585	1,585	386,399	2,745,158		2022
2023	387,984				387,984						1,617	1,617	386,367	3,131,525		2023
2024	387,984				387,984						1,649	1,649	386,335	3,517,860		2024
2025	387,984				387,984						1,682	1,682	386,302	3,904,162		2025
2026	387,984				387,984						1,716	1,716	386,268	4,290,430		2026
2027	387,984				387,984						1,750	1,750	386,234	4,676,664		2027
2028	387,984				387,984						1,785	1,785	386,199	5,062,862		2028
2029	387,984				387,984						1,821	1,821	386,163	5,449,025		2029
2030	387,984				387,984						1,857	1,857	386,127	5,835,152		2030
2031	387,984				387,984						1,895	1,895	386,089	6,221,242		2031
2032	387,984				387,984						1,932	1,932	386,052	6,607,293		2032
2033	387,984				387,984						1,971	1,971	386,013	6,993,306		2033
Total	9,376,839	4	80,743	(1)	9,457,585	412,610		556,062	326,466	294,933	800,001	0	74,207	2,464,279		Total

Notes: Information and assumptions for developer payments provided by City

Projected TID Closure

City of Stevens Point, Wisconsin

Tax Increment District # 5

Cash Flow Projection (With Transfers to TID #6)

Year	Projected Revenues					Expenditures							Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Computer Aid	Reconcile Increment Revenue	Total Revenues	Other Capital Project Costs	Scorpio/ Northpoint	Gerrard Corp	Country Springs	Klasinski Clinic	Transfer to TID #6	Admin.	Total Expenditures	Annual	Cumulative	
2005					0						10,000	10,000	(10,000)	(10,000)	1,977,462	2005
2006					0						2,324	2,324	(2,324)	(12,324)	1,977,462	2006
2007	30,803		4,634		35,437						1,005	1,005	34,432	22,108	1,977,462	2007
2008	156,996		8,905	1,599	167,500			67,989	16,756	98,651	9,662	193,058	(25,558)	(3,449)	1,794,066	2008
2009	297,505		9,869		307,374	40,090		50,161	52,707	95,371	4,887	243,216	64,158	60,708	1,595,826	2009
2010	314,648		15,535		330,183	17,832		57,843	81,587	108,869	9,530	275,660	54,522	115,231	1,347,528	2010
2011	373,619		12,171		385,790			56,350	37,344	78,600	1,150	283,378	102,412	217,643	1,065,300	2011
2012	337,857		10,950	(1,600)	347,207	354,688		55,066	34,515	65,283	1,425	612,679	(265,473)	(47,830)	808,734	2012
2013	213,853	4	9,585		223,442			50,100	33,539		1,350	183,504	39,938	(7,892)	626,580	2013
2014	279,862		9,094		288,956			51,745	34,356		1,353	189,699	99,257	91,365	438,234	2014
2015	387,984				387,984			45,014	33,822	84,712	1,380	364,929	23,055	114,420	274,685	2015
2016	387,984				387,984			45,014	33,822		1,408	380,244	7,740	122,161	195,849	2016
2017	387,984				387,984			45,014	33,822		1,436	380,272	7,712	129,873	117,013	2017
2018	387,984				387,984			31,766	33,822		1,465	382,052	5,932	135,805	51,425	2018
2019	387,984				387,984				33,822		1,494	380,316	7,668	143,473	17,604	2019
2020	387,984				387,984					17,604	1,524	384,127	3,857	147,330	(0)	2020
2021	387,984				387,984						1,554	381,554	6,430	153,760	(0)	2021
2022	387,984				387,984						1,585	381,585	6,399	160,158	(0)	2022
2023	387,984				387,984						1,617	381,617	6,367	166,525	(0)	2023
2024	387,984				387,984						1,649	381,649	6,335	172,860	(0)	2024
2025	387,984				387,984						1,682	381,682	6,302	179,162	(0)	2025
2026	387,984				387,984						1,716	381,716	6,268	185,430	(0)	2026
2027	387,984				387,984						1,750	381,750	6,234	191,664	(0)	2027
2028	387,984				387,984						1,785	381,785	6,199	197,862	(0)	2028
2029	387,984				387,984						1,821	381,821	6,163	204,025	(0)	2029
2030	387,984				387,984						1,857	381,857	6,127	210,152	(0)	2030
2031	387,984				387,984						1,895	381,895	6,089	216,242	(0)	2031
2032	387,984				387,984						1,932	381,932	6,052	222,293		2032
2033	387,984				387,984						1,971	381,971	6,013	228,306		2033
Total	9,376,839	4	80,743	(1)	9,457,585	412,610		556,062	326,466	294,933	800,001	6,765,000	74,207	9,229,279		Total

Notes: Information and assumptions for developer payments provided by City

Projected TID Closure

TID # 7

City of Stevens Point, Wisconsin

Tax Increment District # 7

Changes in Property Value

Construction Year		Actual	Annual Total	Construction Year	
1	2008	12,348,600	12,348,600	2008	1
2	2009	14,784,700	14,784,700	2009	2
3	2010	(1,460,100)	(1,460,100)	2010	3
4	2011	(2,390,100)	(2,390,100)	2011	4
5	2012	(403,300)	(403,300)	2012	5
6	2013	1,802,800	1,802,800	2013	6
7	2014		0	2014	7
8	2015		0	2015	8
9	2016		0	2016	9
10	2017		0	2017	10
11	2018		0	2018	11
12	2019		0	2019	12
13	2020		0	2020	13
14	2021		0	2021	14
15	2022		0	2022	15
16	2023		0	2023	16
17	2024		0	2024	17
18	2025		0	2025	18
19	2026		0	2026	19
Totals		24,682,600	24,682,600		

Notes:



City of Stevens Point, Wisconsin

Tax Increment District # 7

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	10,913,900
Creation Date	May 1, 2008	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2008	Base Tax Rate	\$22.84
Max Life (Years)	20	Rate Adjustment Factor	0.00%
Expenditure Periods/Termination	15 5/1/2023	Tax Exempt Discount Rate	
Revenue Periods/Final Year	19 2028	Taxable Discount Rate	1.50%
Extension Eligibility/Years	Yes 3		
Recipient District	No		

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	
1	2008	12,348,600	2009	0	12,348,600	2010	\$24.11	297,743
2	2009	14,784,700	2010	0	27,133,300	2011	\$23.45	636,371
3	2010	(1,460,100)	2011	0	25,673,200	2012	\$24.19	621,145
4	2011	(2,390,100)	2012	0	23,283,100	2013	\$25.13	585,137
5	2012	(403,300)	2013	0	22,879,800	2014	\$25.45	582,177
6	2013	1,802,800	2014	0	24,682,600	2015	\$22.84	563,759
7	2014	0	2015	0	24,682,600	2016	\$22.84	563,759
8	2015	0	2016	0	24,682,600	2017	\$22.84	563,759
9	2016	0	2017	0	24,682,600	2018	\$22.84	563,759
10	2017	0	2018	0	24,682,600	2019	\$22.84	563,759
11	2018	0	2019	0	24,682,600	2020	\$22.84	563,759
12	2019	0	2020	0	24,682,600	2021	\$22.84	563,759
13	2020	0	2021	0	24,682,600	2022	\$22.84	563,759
14	2021	0	2022	0	24,682,600	2023	\$22.84	563,759
15	2022	0	2023	0	24,682,600	2024	\$22.84	563,759
16	2023	0	2024	0	24,682,600	2025	\$22.84	563,759
17	2024	0	2025	0	24,682,600	2026	\$22.84	563,759
18	2025	0	2026	0	24,682,600	2027	\$22.84	563,759
19	2026	0	2027	0	24,682,600	2028	\$22.84	563,759
Totals	24,682,600		0		Future Value of Increment		10,615,200	

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).



City of Stevens Point, Wisconsin

Tax Increment District # 7

Cash Flow Projection (Without Transfers to TID #6 - WITH future payments to Travel Guard)

Year	Projected Revenues					Expenditures							Balances			Year			
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Int	Computer Aid	Borrowing Proceeds	Total Revenues	GO Bonds Series 2008B 4,690,000 Dated Date: 06/03/08			Transfer to TID #6	Capital Projects	Payments to Travel Guard	Other	Admin.	Total Expenditures		Annual	Cumulative	Principal Outstanding
2008		12,800	224,902		4,465,098	4,702,800					4,044,493		85,954	53,532	4,255,328	447,472	447,472	4,690,000	2008
2009		1,012				1,012					8,158	234,530	3,000	7,200	426,441	(425,429)	22,043	4,690,000	2009
2010	297,743			2,042		299,785	140,000	3.50%	171,103					1,450	312,553	(12,767)	9,276	4,550,000	2010
2011	636,371			41,102		677,473	205,000	3.50%	165,065					1,150	552,929	124,545	133,820	4,345,000	2011
2012	621,145			36,463		657,608	210,000	3.50%	157,803					1,424	595,522	62,086	195,906	4,135,000	2012
2013	585,137	26		55,028		640,191	210,000	3.50%	150,453					1,399	576,654	63,537	259,443	3,925,000	2013
2014	582,177			44,605		626,782	210,000	3.50%	143,103					1,353	576,345	50,437	309,881	3,715,000	2014
2015	563,759					563,759	210,000	3.50%	135,753						345,753	218,007	527,887	3,505,000	2015
2016	563,759					563,759	220,000	3.50%	128,228						480,053	83,706	611,593	3,285,000	2016
2017	563,759					563,759	235,000	3.50%	120,265						480,053	83,706	695,300	3,050,000	2017
2018	563,759					563,759	245,000	3.55%	111,804						480,053	83,706	779,006	2,805,000	2018
2019	563,759					563,759	250,000	3.60%	102,955						480,053	83,706	862,712	2,555,000	2019
2020	563,759					563,759	255,000	3.65%	93,801						480,053	83,706	946,418	2,300,000	2020
2021	563,759					563,759	260,000	3.70%	84,338						480,053	83,706	1,030,125	2,040,000	2021
2022	563,759					563,759	265,000	3.75%	74,559						480,053	83,706	1,113,831	1,775,000	2022
2023	563,759					563,759	275,000	3.80%	64,365						480,053	83,706	1,197,537	1,500,000	2023
2024	563,759					563,759	280,000	3.85%	53,750						480,053	83,706	1,281,244	1,220,000	2024
2025	563,759					563,759	290,000	3.90%	42,705						480,053	83,706	1,364,950	930,000	2025
2026	563,759					563,759	300,000	3.95%	31,125						480,053	83,706	1,448,656	630,000	2026
2027	563,759					563,759	310,000	4.00%	19,000						480,053	83,706	1,532,362	320,000	2027
2028	563,759					563,759	320,000	4.00%	6,400						480,053	83,706	1,616,069	0	2028
Total	10,615,200	13,838	224,902	179,240	4,465,098	15,498,278	4,690,000		2,101,473	0	4,052,651	2,881,623	88,954	67,508	13,882,209				Total

Notes:

Projected TID Closure

City of Stevens Point, Wisconsin

Tax Increment District # 7

Cash Flow Projection (With Transfers to TID #6 - WITH future payments to Travel Guard)

Year	Projected Revenues					Expenditures							Balances			Year			
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Int	Computer Aid	Borrowing Proceeds	Total Revenues	GO Bonds Series 2008B 4,690,000 Dated Date: 06/03/08			Transfer to TID #6	Capital Projects	Payments to Travel Guard	Other	Admin.	Total Expenditures		Annual	Cumulative	Principal Outstanding
2008		12,800	224,902		4,465,098	4,702,800					4,044,493		85,954	53,532	4,255,328	447,472	447,472	4,690,000	2008
2009		1,012				1,012					8,158	234,530	3,000	7,200	426,441	(425,429)	22,043	4,690,000	2009
2010	297,743			2,042		299,785	140,000	3.50%						1,450	312,553	(12,767)	9,276	4,550,000	2010
2011	636,371			41,102		677,473	205,000	3.50%						1,150	552,929	124,545	133,820	4,345,000	2011
2012	621,145			36,463		657,608	210,000	3.50%						1,424	595,522	62,086	195,906	4,135,000	2012
2013	585,137	26		55,028		640,191	210,000	3.50%						1,399	576,654	63,537	259,443	3,925,000	2013
2014	582,177			44,605		626,782	210,000	3.50%						1,353	576,345	50,437	309,881	3,715,000	2014
2015	563,759					563,759	210,000	3.50%	400,000						745,753	(181,994)	127,887	3,505,000	2015
2016	563,759					563,759	220,000	3.50%	80,000						560,053	3,706	131,593	3,285,000	2016
2017	563,759					563,759	235,000	3.50%	80,000						560,053	3,706	135,300	3,050,000	2017
2018	563,759					563,759	245,000	3.55%	80,000						560,053	3,706	139,006	2,805,000	2018
2019	563,759					563,759	250,000	3.60%	80,000						560,053	3,706	142,712	2,555,000	2019
2020	563,759					563,759	255,000	3.65%	80,000						560,053	3,706	146,418	2,300,000	2020
2021	563,759					563,759	260,000	3.70%	80,000						560,053	3,706	150,125	2,040,000	2021
2022	563,759					563,759	265,000	3.75%	80,000						560,053	3,706	153,831	1,775,000	2022
2023	563,759					563,759	275,000	3.80%	80,000						560,053	3,706	157,537	1,500,000	2023
2024	563,759					563,759	280,000	3.85%	80,000						560,053	3,706	161,244	1,220,000	2024
2025	563,759					563,759	290,000	3.90%	80,000						560,053	3,706	164,950	930,000	2025
2026	563,759					563,759	300,000	3.95%	80,000						560,053	3,706	168,656	630,000	2026
2027	563,759					563,759	310,000	4.00%	80,000						560,053	3,706	172,362	320,000	2027
2028	563,759					563,759	320,000	4.00%	80,000						560,053	3,706	176,069	0	2028
Total	10,615,200	13,838	224,902	179,240	4,465,098	15,498,278	4,690,000		2,101,473	1,440,000	4,052,651	2,881,623	88,954	67,508	15,322,209				Total

Notes:

Projected TID Closure

City of Stevens Point, Wisconsin

Tax Increment District # 7

Cash Flow Projection (With Transfers to TID #6 - No future payments to Travel Guard)

Year	Projected Revenues					Expenditures							Balances			Year			
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Int	Computer Aid	Borrowing Proceeds	Total Revenues	GO Bonds Series 2008B 4,690,000 Dated Date: 06/03/08			Transfer to TID #6	Capital Projects	Payments to Travel Guard	Other	Admin.	Total Expenditures		Annual	Cumulative	Principal Outstanding
2008		12,800	224,902		4,465,098	4,702,800					4,044,493		85,954	53,532	4,255,328	447,472	447,472	4,690,000	2008
2009		1,012				1,012					8,158	234,530	3,000	7,200	426,441	(425,429)	22,043	4,690,000	2009
2010	297,743			2,042		299,785	140,000	3.50%	171,103					1,450	312,553	(12,767)	9,276	4,550,000	2010
2011	636,371			41,102		677,473	205,000	3.50%	165,065					1,150	552,929	124,545	133,820	4,345,000	2011
2012	621,145			36,463		657,608	210,000	3.50%	157,803					1,424	595,522	62,086	195,906	4,135,000	2012
2013	585,137	26		55,028		640,191	210,000	3.50%	150,453					1,399	576,654	63,537	259,443	3,925,000	2013
2014	582,177			44,605		626,782	210,000	3.50%	143,103					1,353	576,345	50,437	309,881	3,715,000	2014
2015	563,759					563,759	210,000	3.50%	135,753	400,000					745,753	(181,994)	127,887	3,505,000	2015
2016	563,759					563,759	220,000	3.50%	128,228	200,000					548,228	15,532	143,419	3,285,000	2016
2017	563,759					563,759	235,000	3.50%	120,265	200,000					555,265	8,494	151,913	3,050,000	2017
2018	563,759					563,759	245,000	3.55%	111,804	205,000					561,804	1,955	153,868	2,805,000	2018
2019	563,759					563,759	250,000	3.60%	102,955	205,000					557,955	5,804	159,672	2,555,000	2019
2020	563,759					563,759	255,000	3.65%	93,801	205,000					553,801	9,958	169,630	2,300,000	2020
2021	563,759					563,759	260,000	3.70%	84,338	210,000					554,338	9,422	179,051	2,040,000	2021
2022	563,759					563,759	265,000	3.75%	74,559	215,000					554,559	9,200	188,251	1,775,000	2022
2023	563,759					563,759	275,000	3.80%	64,365	220,000					559,365	4,394	192,645	1,500,000	2023
2024	563,759					563,759	280,000	3.85%	53,750	225,000					558,750	5,009	197,654	1,220,000	2024
2025	563,759					563,759	290,000	3.90%	42,705	225,000					557,705	6,054	203,708	930,000	2025
2026	563,759					563,759	300,000	3.95%	31,125	225,000					556,125	7,634	211,342	630,000	2026
2027	563,759					563,759	310,000	4.00%	19,000	225,000					554,000	9,759	221,101	320,000	2027
2028	563,759					563,759	320,000	4.00%	6,400	230,000					556,400	7,359	228,460	0	2028
Total	10,615,200	13,838	224,902	179,240	4,465,098	15,498,278	4,690,000		2,101,473	3,190,000	4,052,651	1,079,231	88,954	67,508	15,269,817				Total

Notes:

Projected TID Closure