

City of Waukesha

2020



Annual Report

Open TIF Districts

This report has been generated to satisfy the State of Wisconsin statutory requirement to provide financial information for each district on an annual basis. The required reports have been filed with the Wisconsin Department of Revenue and can be found on their website. The financial detail shown in this report is a snapshot in time. The longer districts are open the easier it is for us to predict cash flow and termination date. The newest districts often show negative balances because there are capital outlays being made before new taxable projects are finished. As the new projects come onto the tax rolls the district is reimbursed for these initial costs and often show positive balances. These reports do not consider future expected expenses for projects that have not yet begun.

TIF Annual Report

2019

- 01 Portfolio Overview
- 02 District Maps & Descriptions
- 03 Financial Summary
- 04 Financial Statements
- 05 Staff Information
- 06 City Information

01 - Portfolio Overview

Waukesha's use of TIF

The City of Waukesha has been dedicated in the past to using TIF nearly exclusively for blight elimination and Industrial development. The City has dozens of successful projects that are a result of the public private partnerships centered around TIF funding. The City has eliminated significant blight in its central city and added hundreds of manufacturing jobs to its economy because of its use of TIDs.

Financial Highlights

This annual report is a snapshot in time of the financial condition of each district. District finances vary depending on the timing of expenditures and corresponding development. The City monitors the long-term health of each district closely. This report does not comment on the long-term outlook of the districts but rather its financial position at the end of 2020.

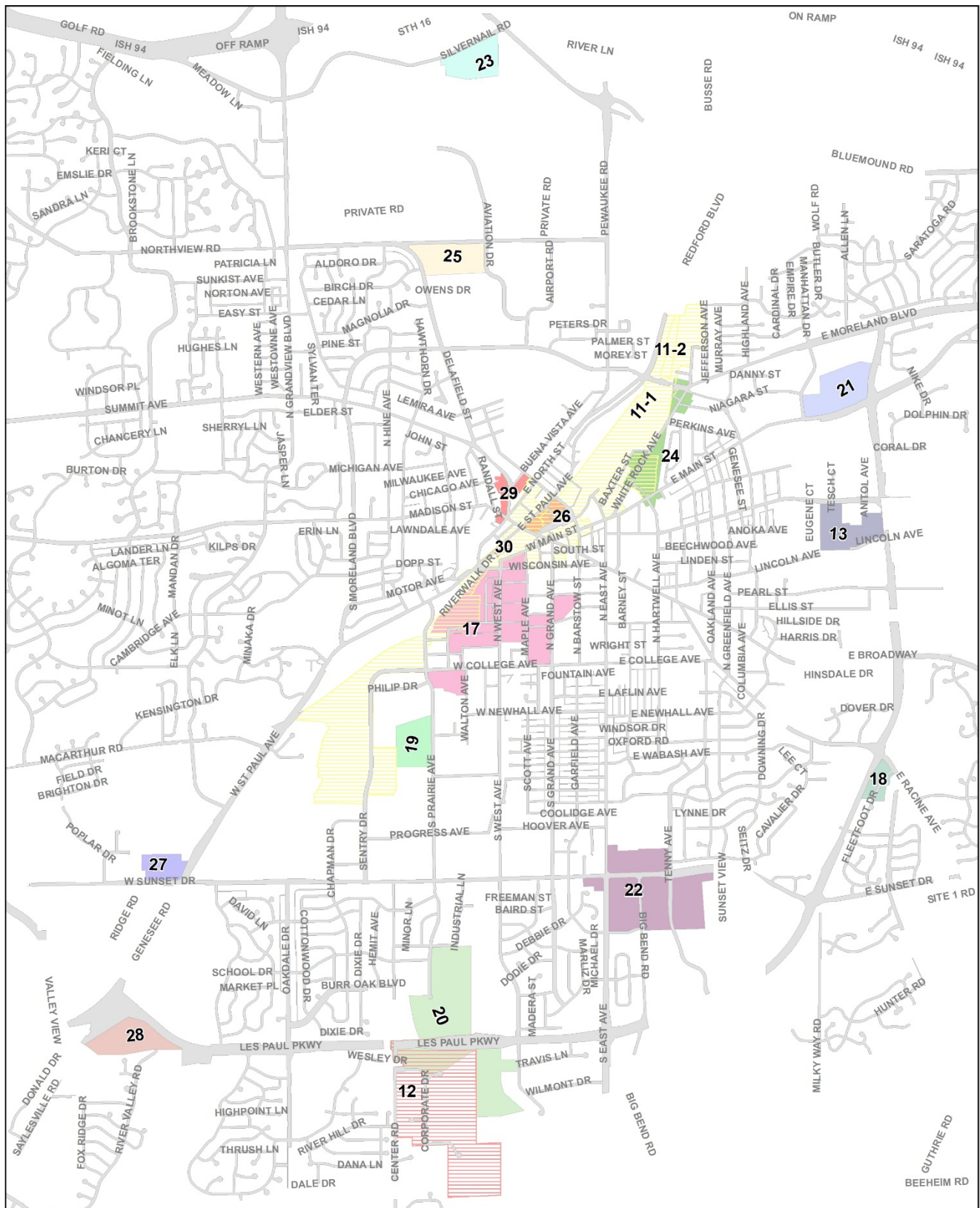
Operating Highlights

The City actively manages the entire TID portfolio and has created a long term close out strategy for the portfolio. The purpose of this strategy is to develop a method to close the entire portfolio as soon as possible but in a controlled manner so that a plan can be developed in advance for the increases in revenue that will be recognized.

Looking Ahead

The City anticipates that it will continue to use TIF for blight elimination, industrial development and to spur development that would not otherwise occur well into the future. The City of Waukesha has very little undeveloped land left so this will become in even more important and vital tool to increase tax base and tax revenue in the future.

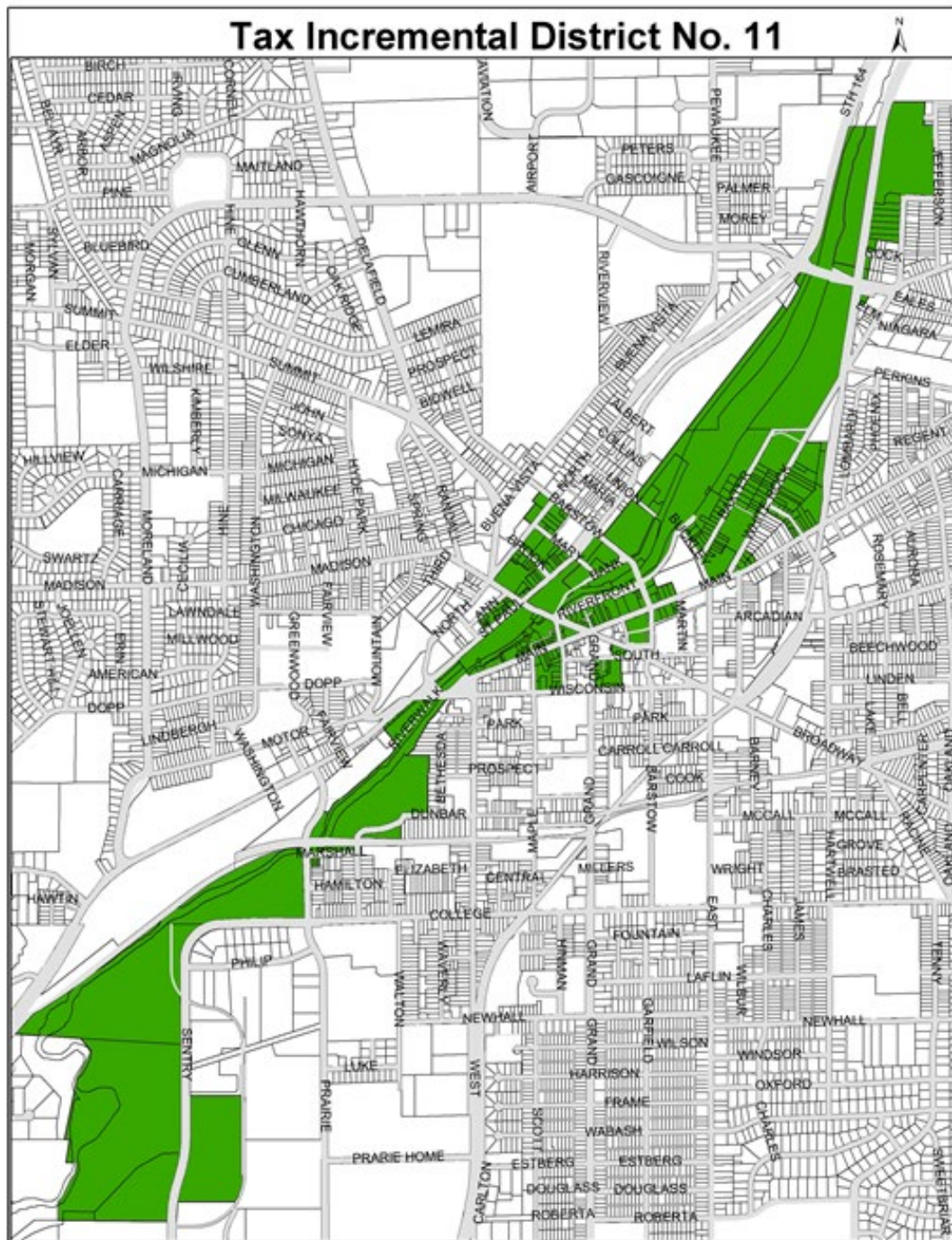
02 - Overall Tax Incremental Finance District Map



TID 11

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
April 15,1997	April 2019	2028	Blight Elimination

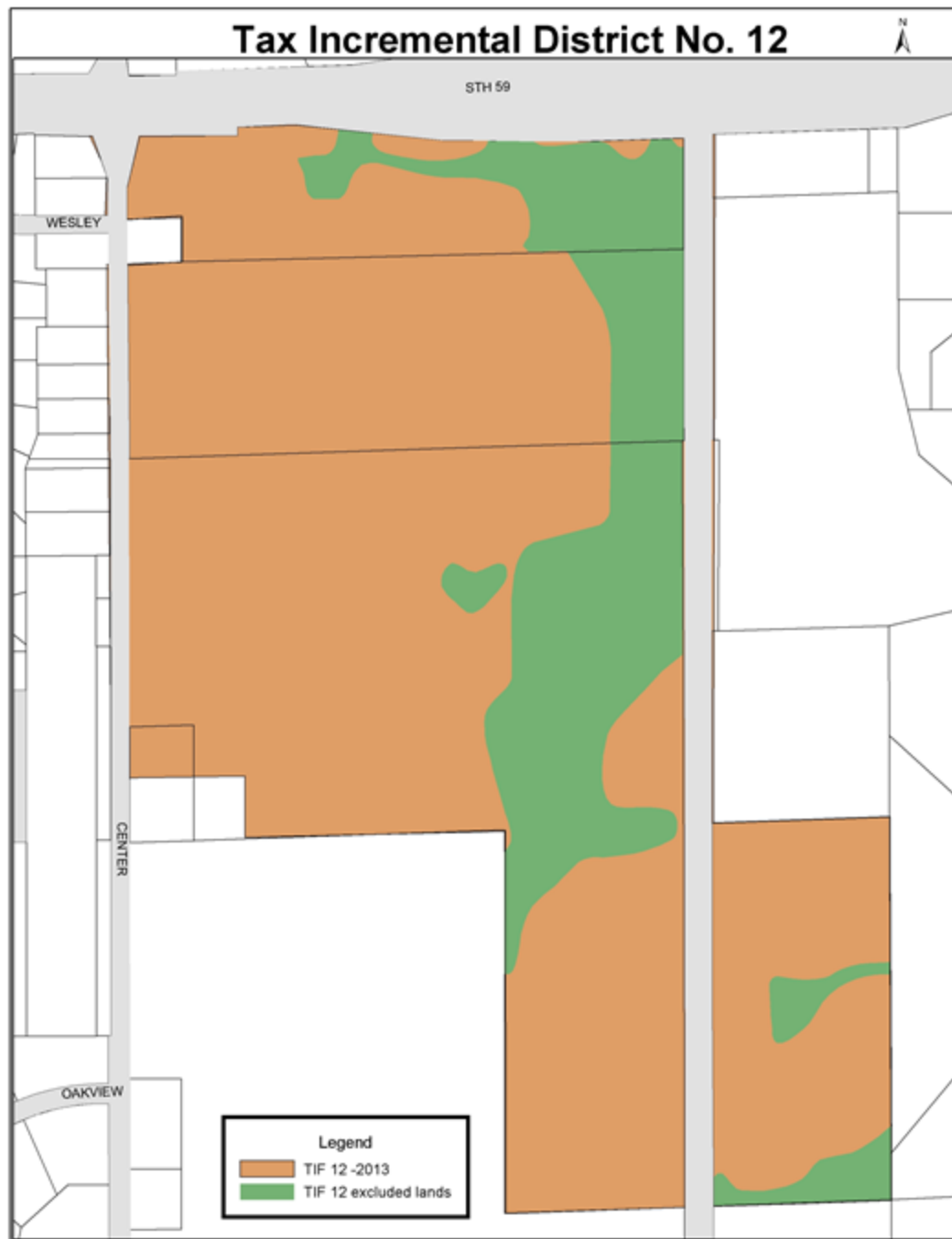
The original intent of the district was to improve the infrastructure of the downtown and enhance the quality, aesthetics, and recreational use of the Fox River. These objectives will be met by the time this district closes. In addition, there will be several new residential and commercial properties on the tax rolls and increased property values overall in the district.



TID 12

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
June 5, 2001	June 5, 2019	2027	Industrial

The Tax Incremental Finance District No. 12 was approved by the Common Council on June 5, 2001. The purpose of the district is to provide public services to and in a new office/industrial park to be developed by many large/small private firms.



TID 13

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
May 21, 2003	May 1, 2021	2027	Industrial

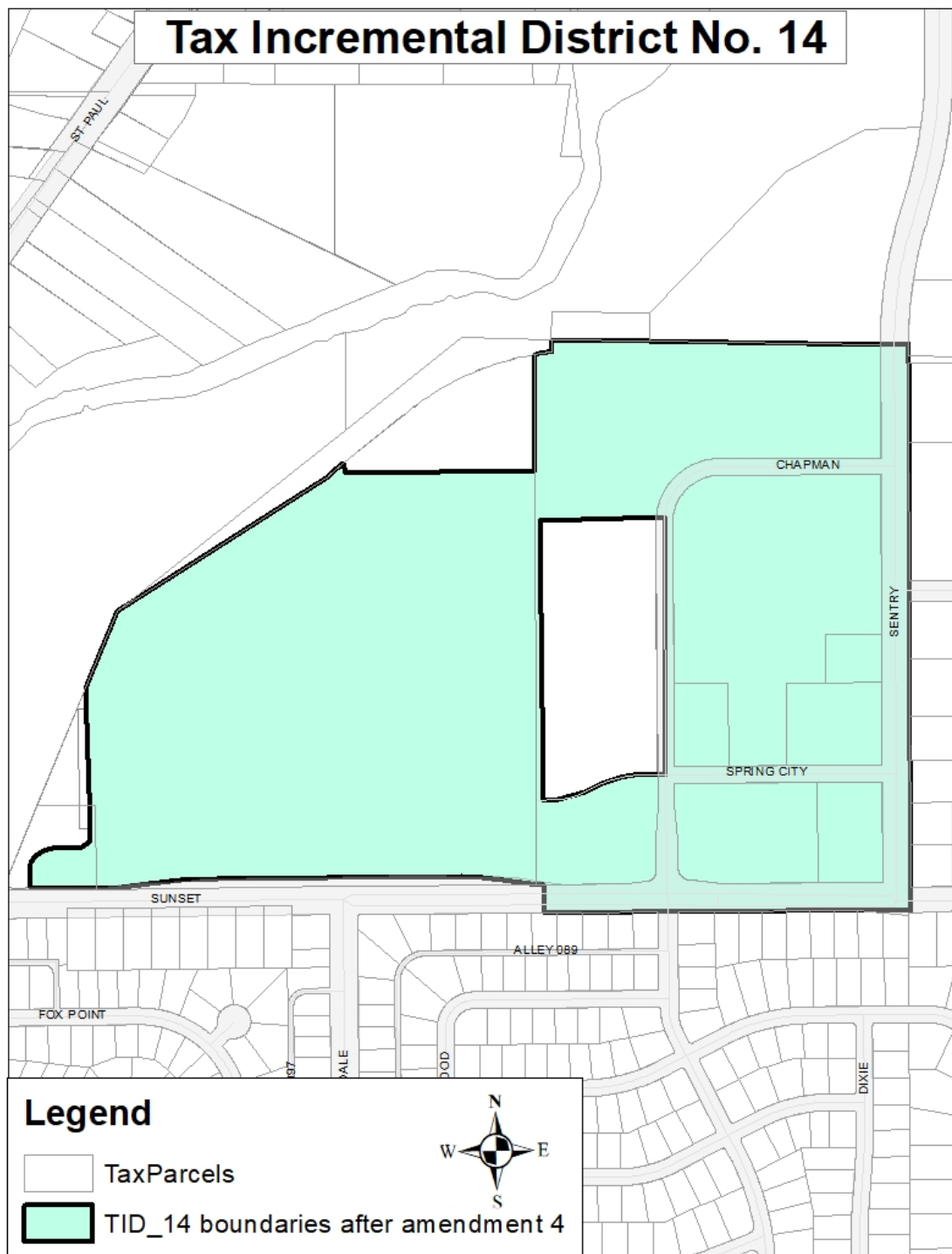
Tax Incremental District No. 13 was created as the funding mechanism to remediate a brownfield site which when complete and redeveloped will add to the tax / employment base of the city.



TID 14

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Termination Date</i>	<i>Type</i>
March 26, 2003	March 2021	January 1, 2022	Industrial

The City recognized that the availability of suitable industrial sites is a prime factor in influencing the location of industry. To date 7 new buildings have been built in the industrial park adding employment and tax base. 2 amendments to the district were completed in 2008 to promote an additional 55 million dollars in development to occur in 2009 and 2010. These amendments modified the boundaries and project plan to provide for additional infrastructure projects in the district.



TID 17

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
June 15, 2007	June 15, 2029	2033	Rehabilitation

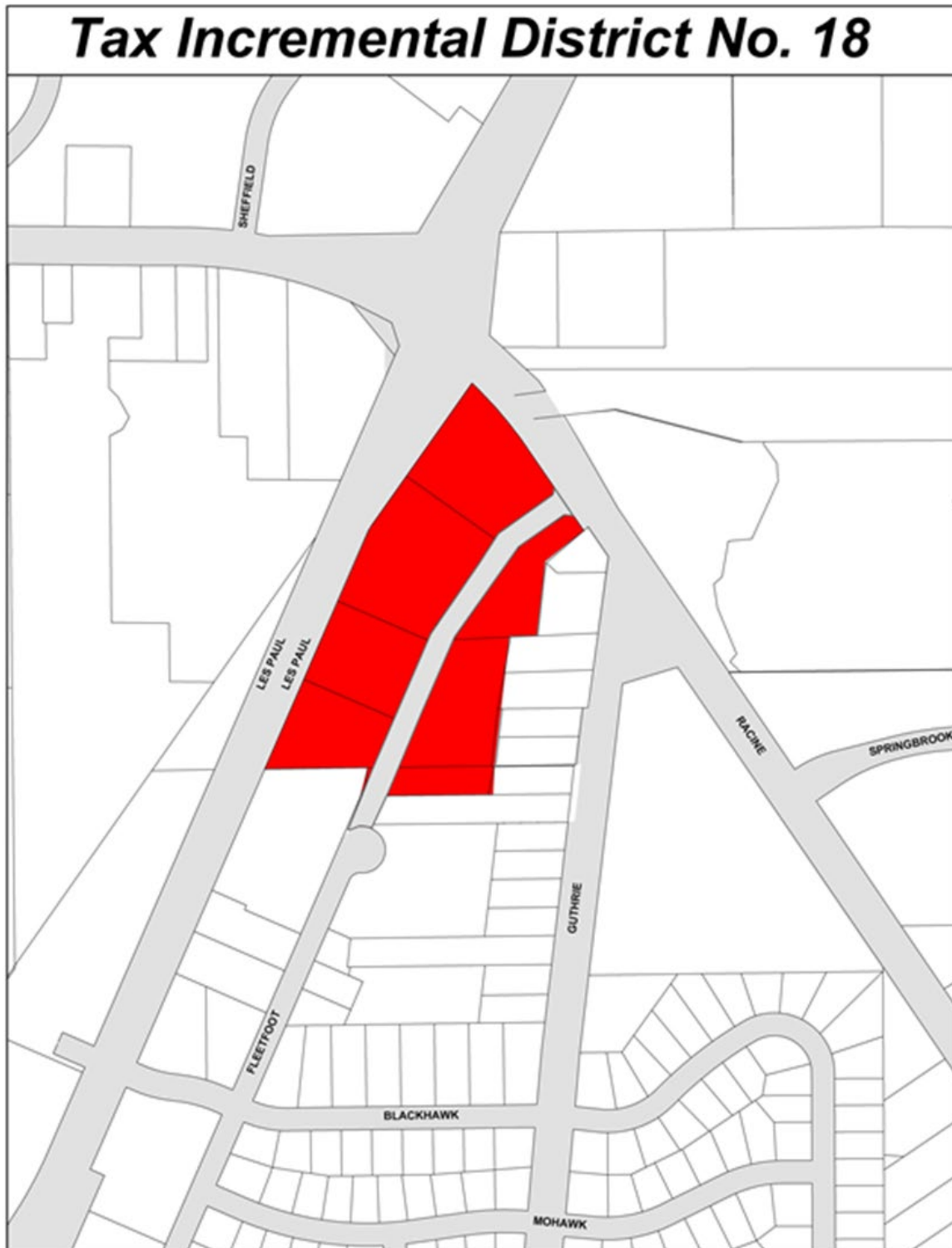
The purpose of district 17 is to stimulate redevelopment activities and improvements within the district.



TID 18

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2008	January 1, 2030	2024	Rehabilitation

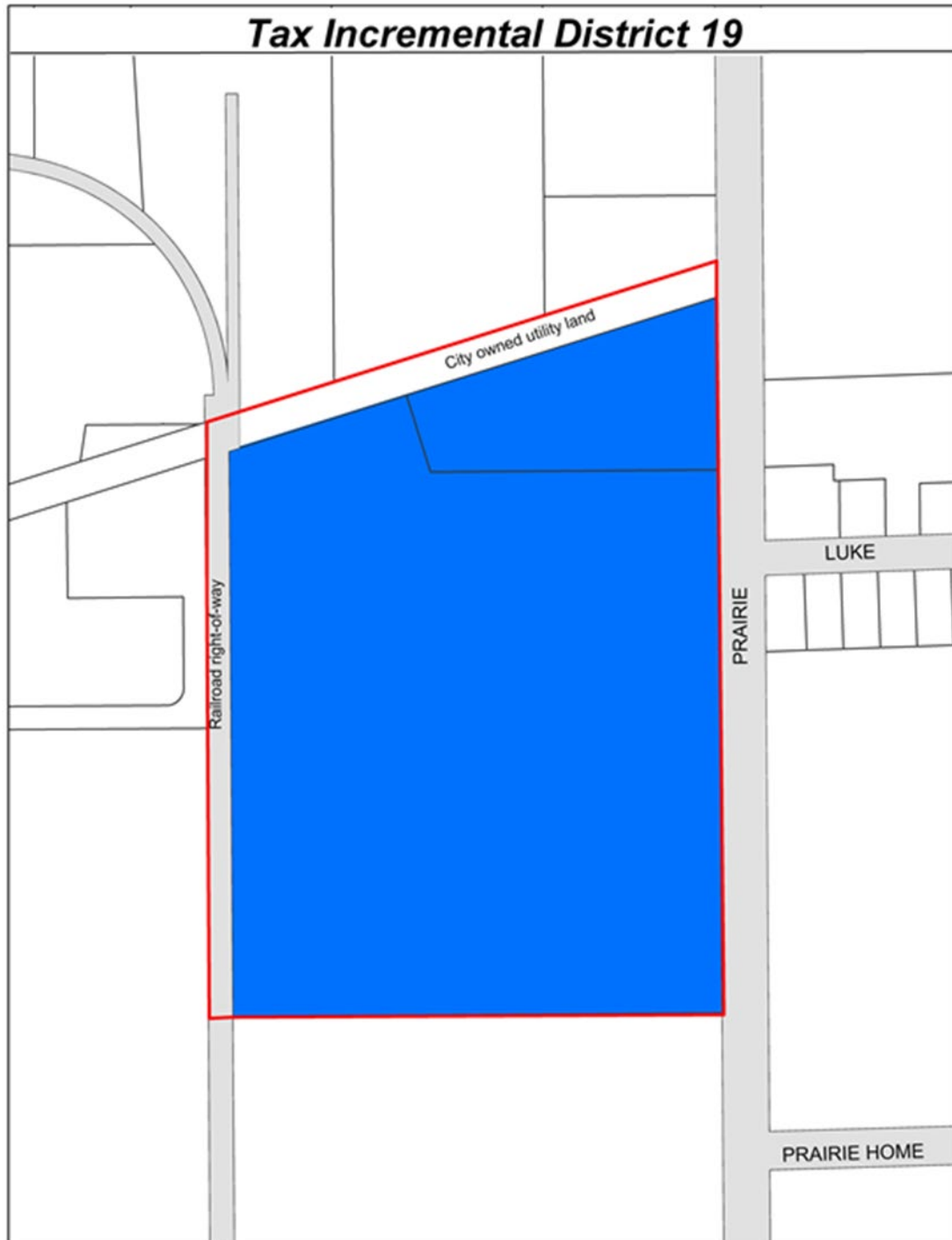
The purpose of district 18 is to stimulate redevelopment activities and improvements within the district.



TID 19

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2010	January 1, 2025	2033	Industrial

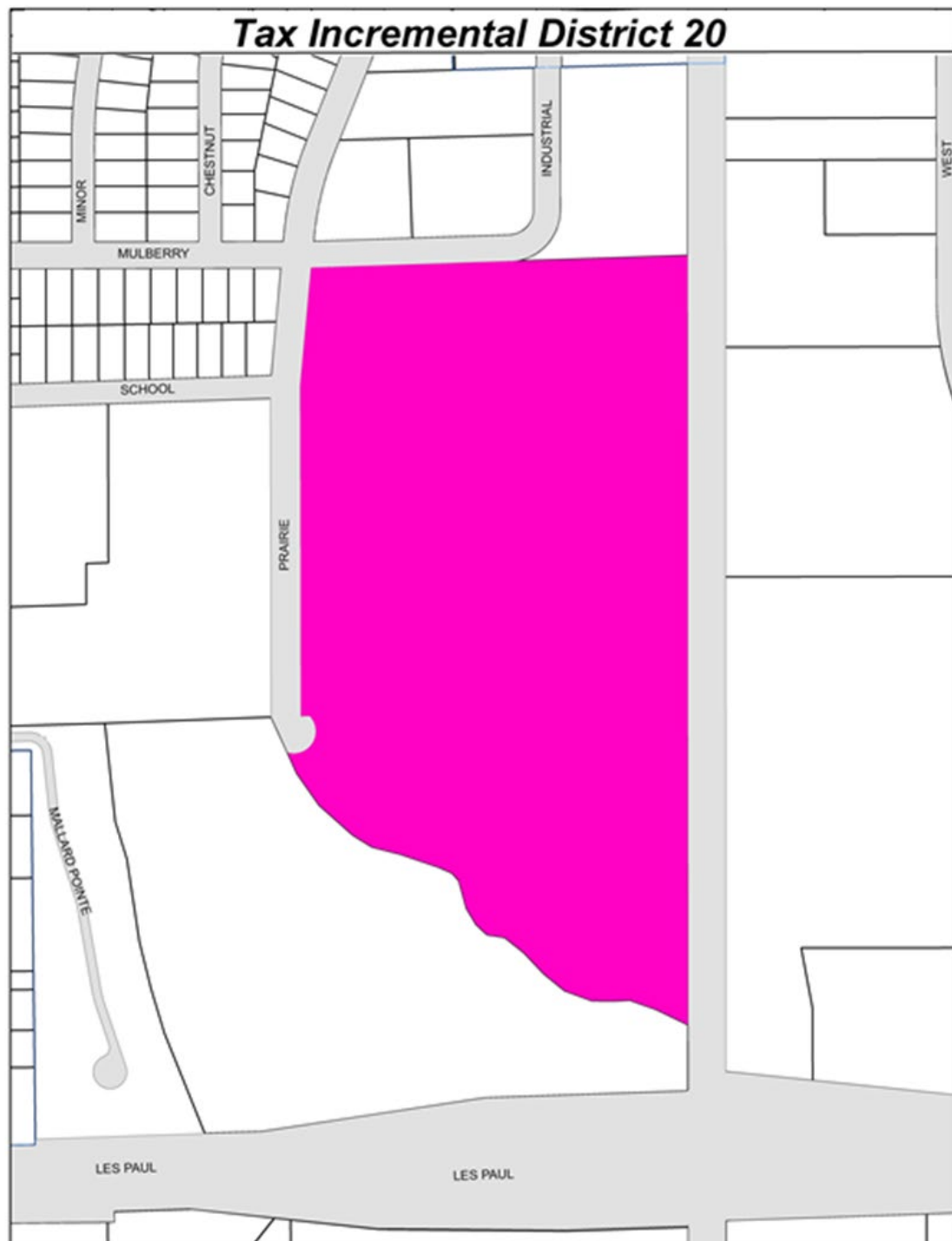
The purpose of the district is to stimulate industrial development and expansion activities and improvements within the district. The existing manufacturer in the district, Waukesha Electric, completed an expansion to their facility in calendar year 2012.



TID 20

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2010	January 1, 2025	2037	Industrial

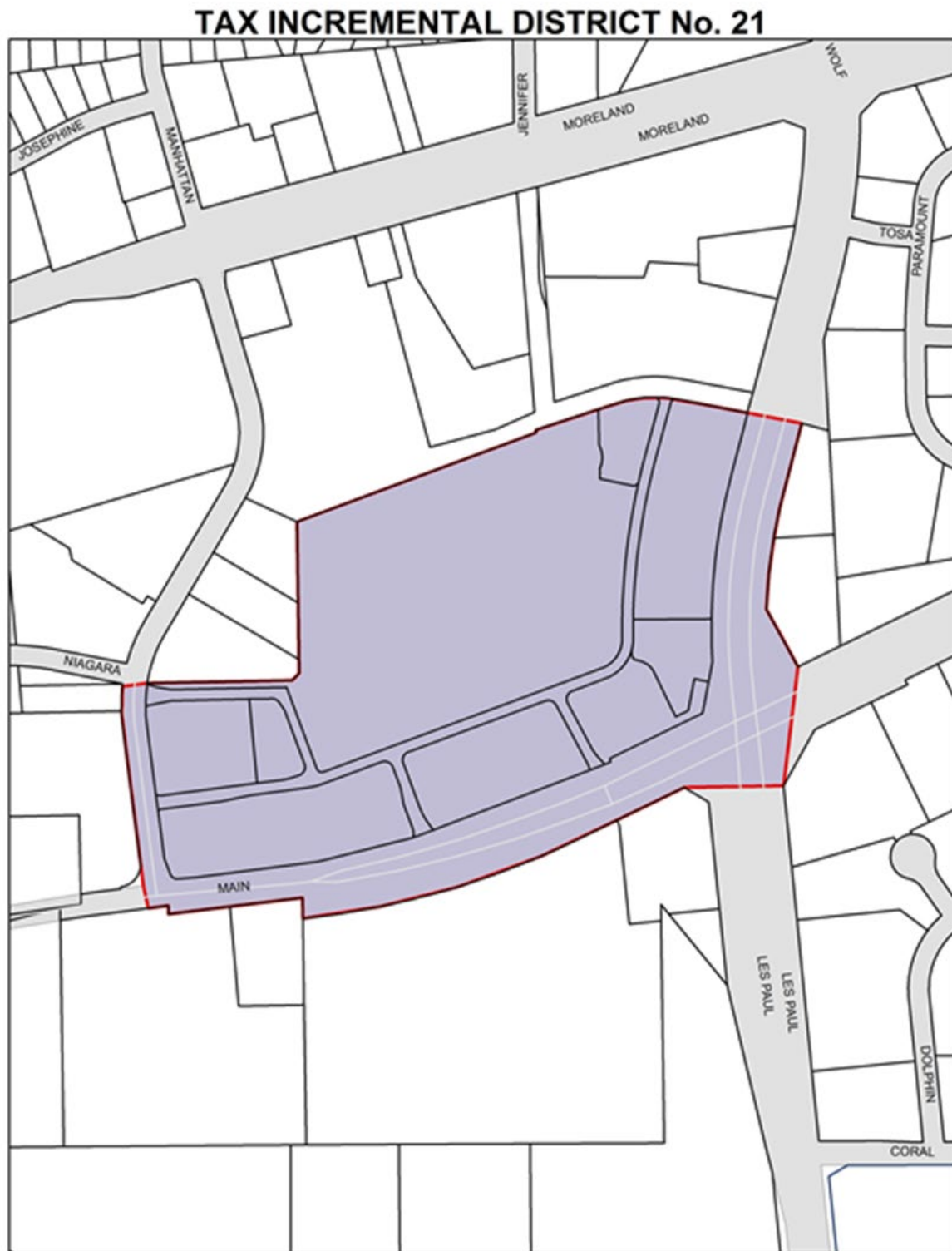
The purpose of the district is to stimulate industrial development and expansion activities and improvements within the district. An existing manufacturer in the district, Weldall Manufacturing, completed an expansion to their facility in calendar year 2012.



TID 21

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2012	January 1, 2034	January 1, 2022	Rehabilitation

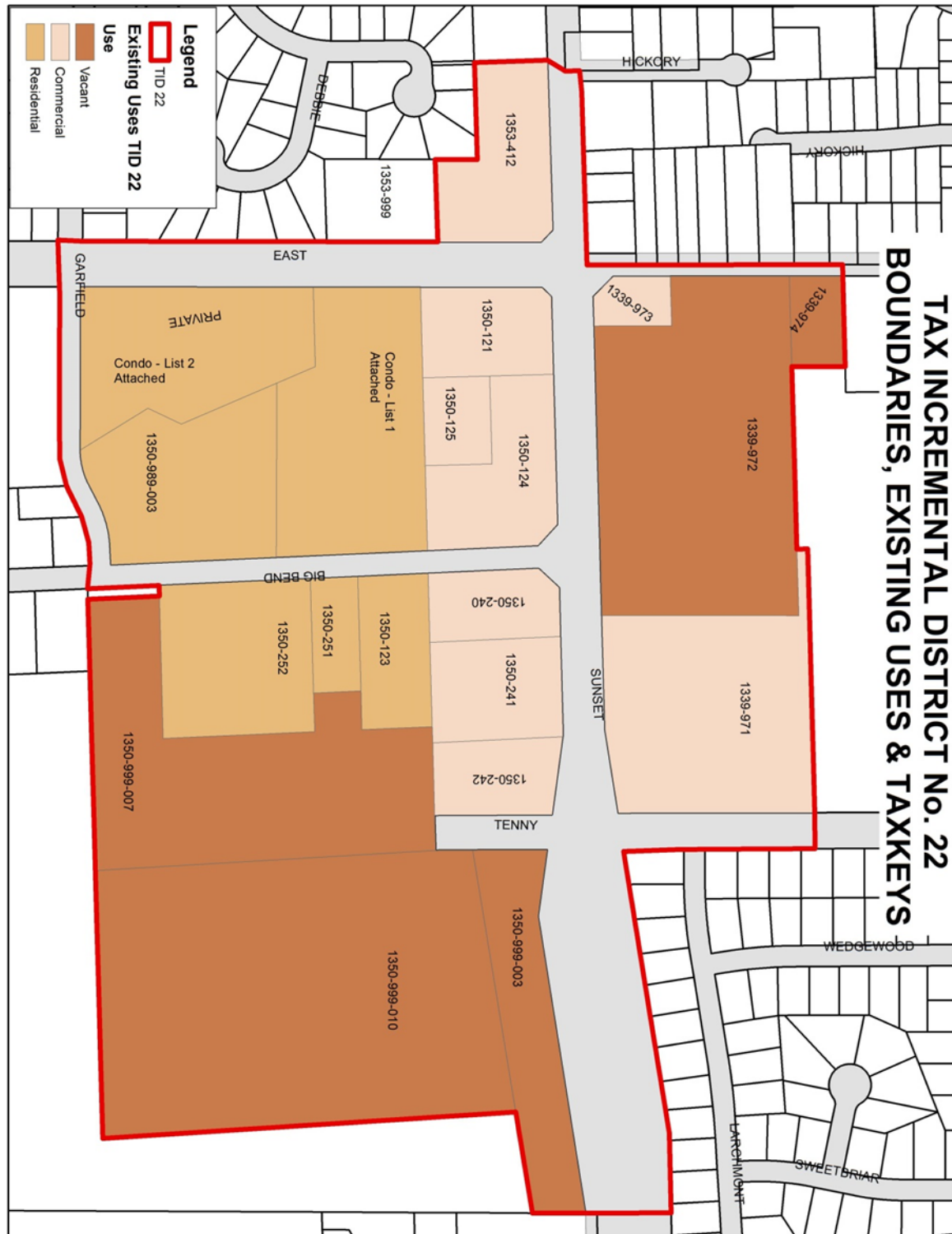
The purpose of the district is to redevelop a vacant 33-acre site.



TID 22

Creation Date	Last Date to Incur Project costs	Estimated Termination Date	Type
January 1, 2013	January 1, 2028	2025	Mixed Use

TID 22 was created in 2013 to spur redevelopment along the east Sunset Drive corridor.

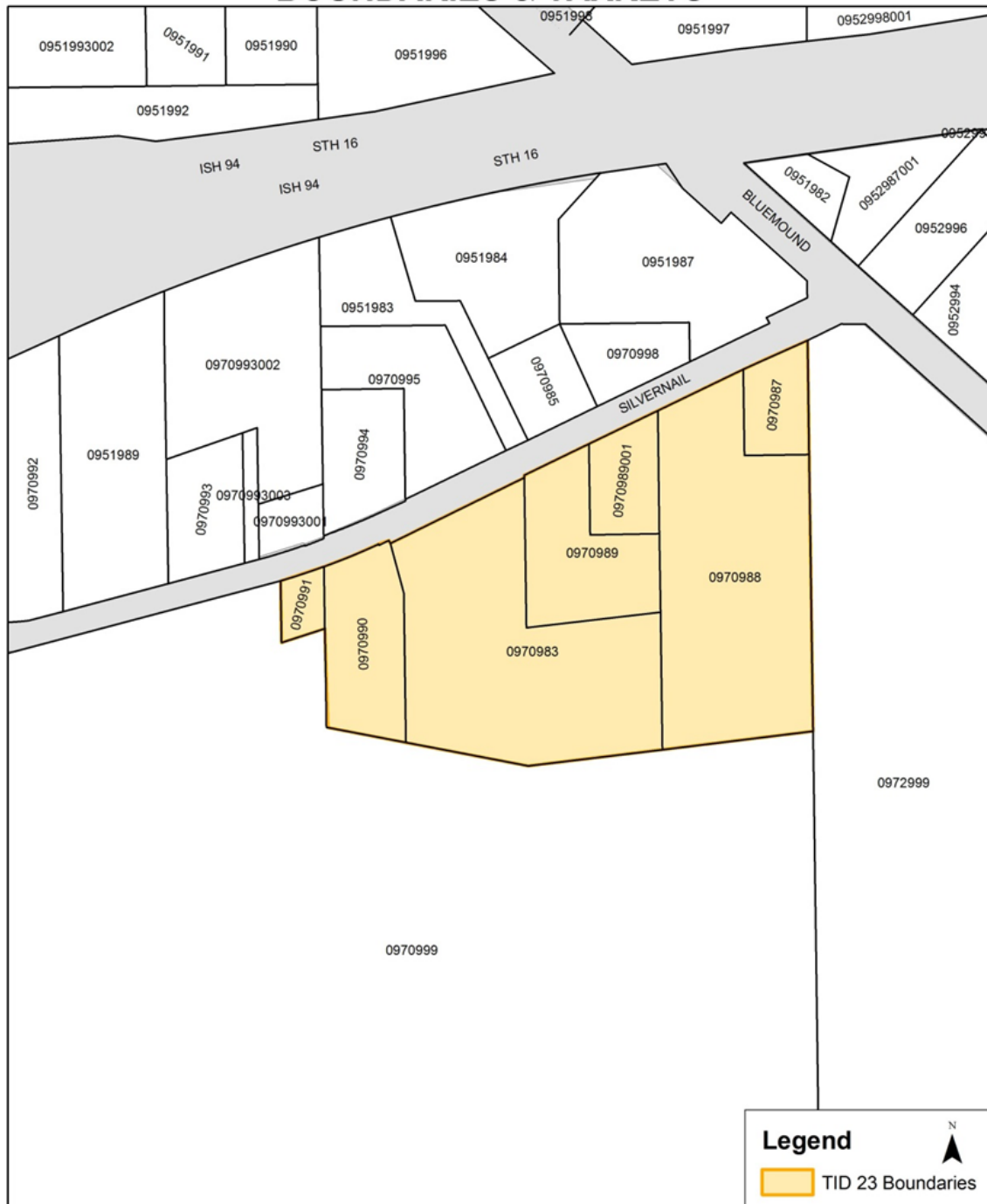


TID 23

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2014	January 1, 2029	2024	Industrial

TID 23 was created in 2014 assist Oberlin Filter in their construction of a new manufacturing facility in the City of Waukesha.

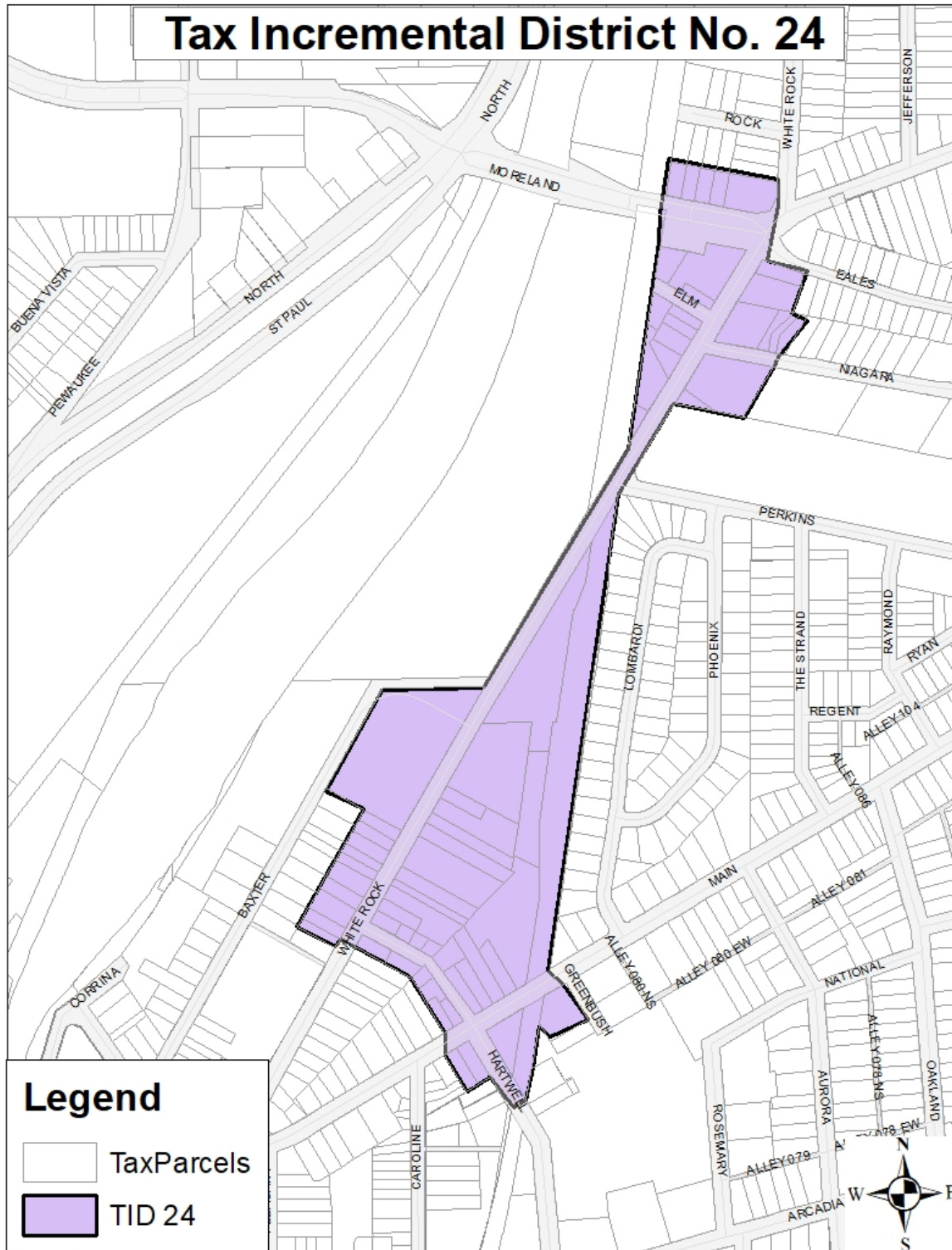
TAX INCREMENTAL FINANCE DISTRICT NO. 23 BOUNDARIES & TAXKEYS



TID 24

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2018	January 1, 2040	2045	Rehabilitation

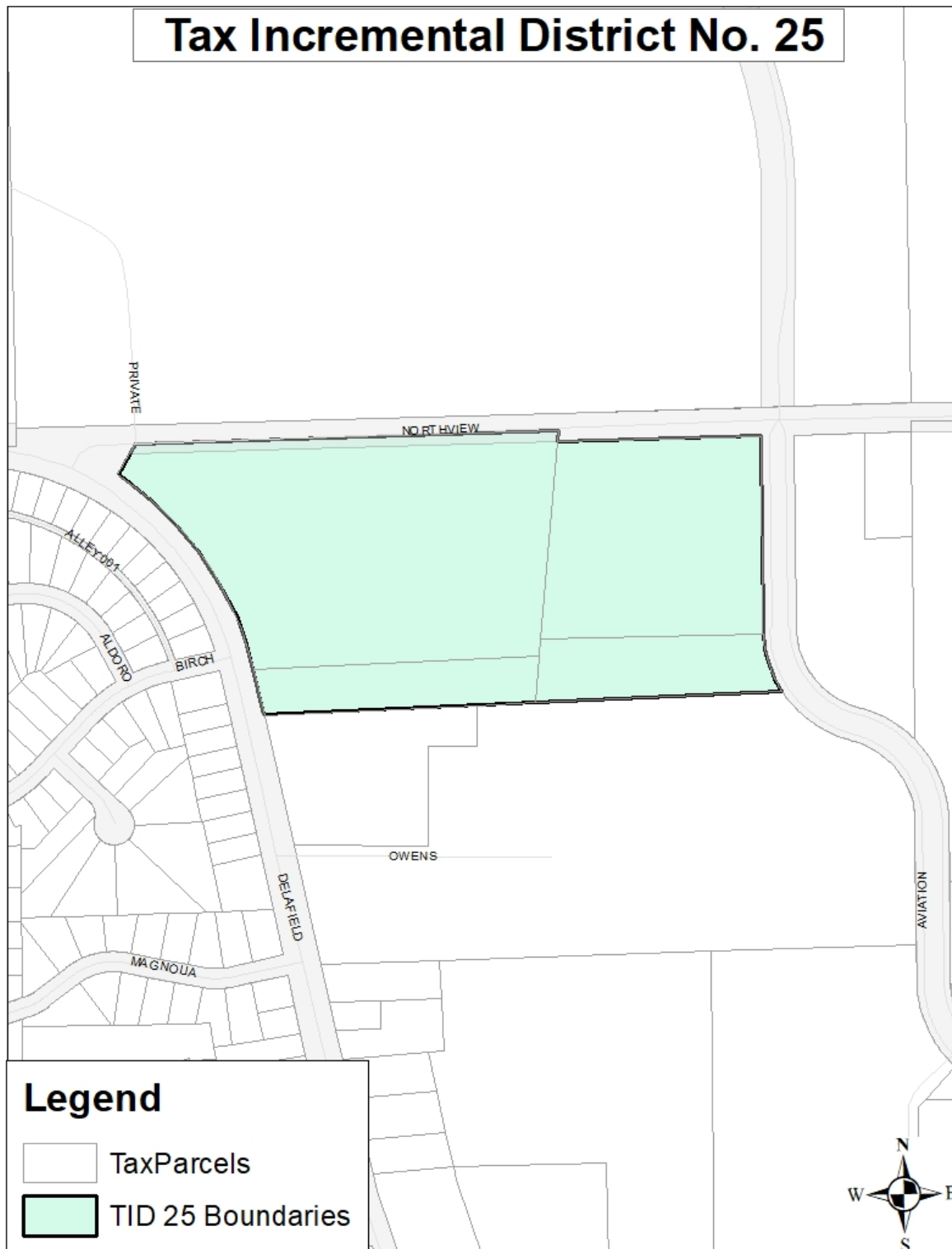
TID 24 was created to spur redevelopment and affordable housing along the White Rock corridor.



TID 25

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2015	January 1, 2030	2029	Industrial

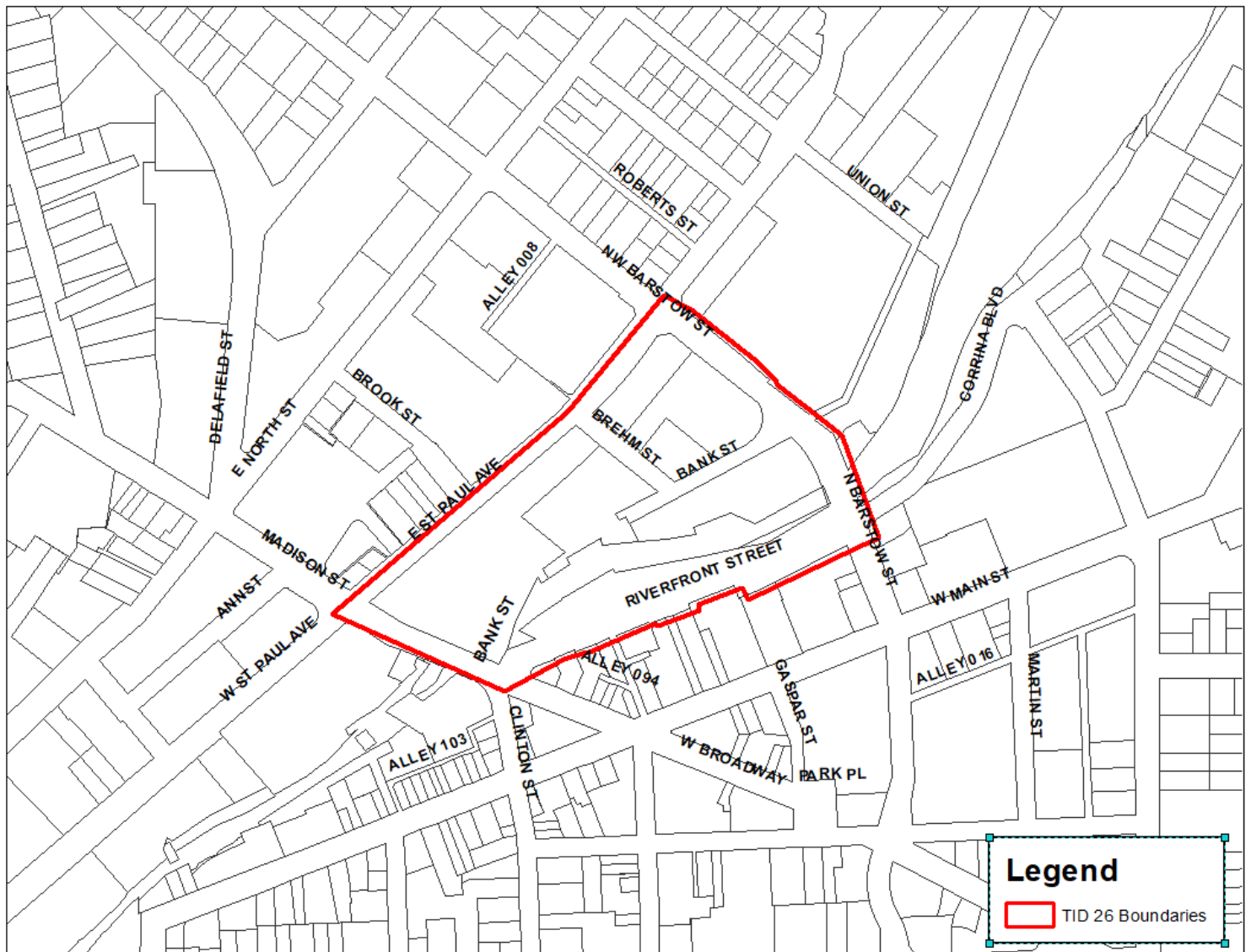
TID 25 was created to incentivize a new multi-tenant industrial building at the corner of Northview Dr. and Aviation Dr.



TID 26

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2019	January 1, 2041	2046	Rehabilitation

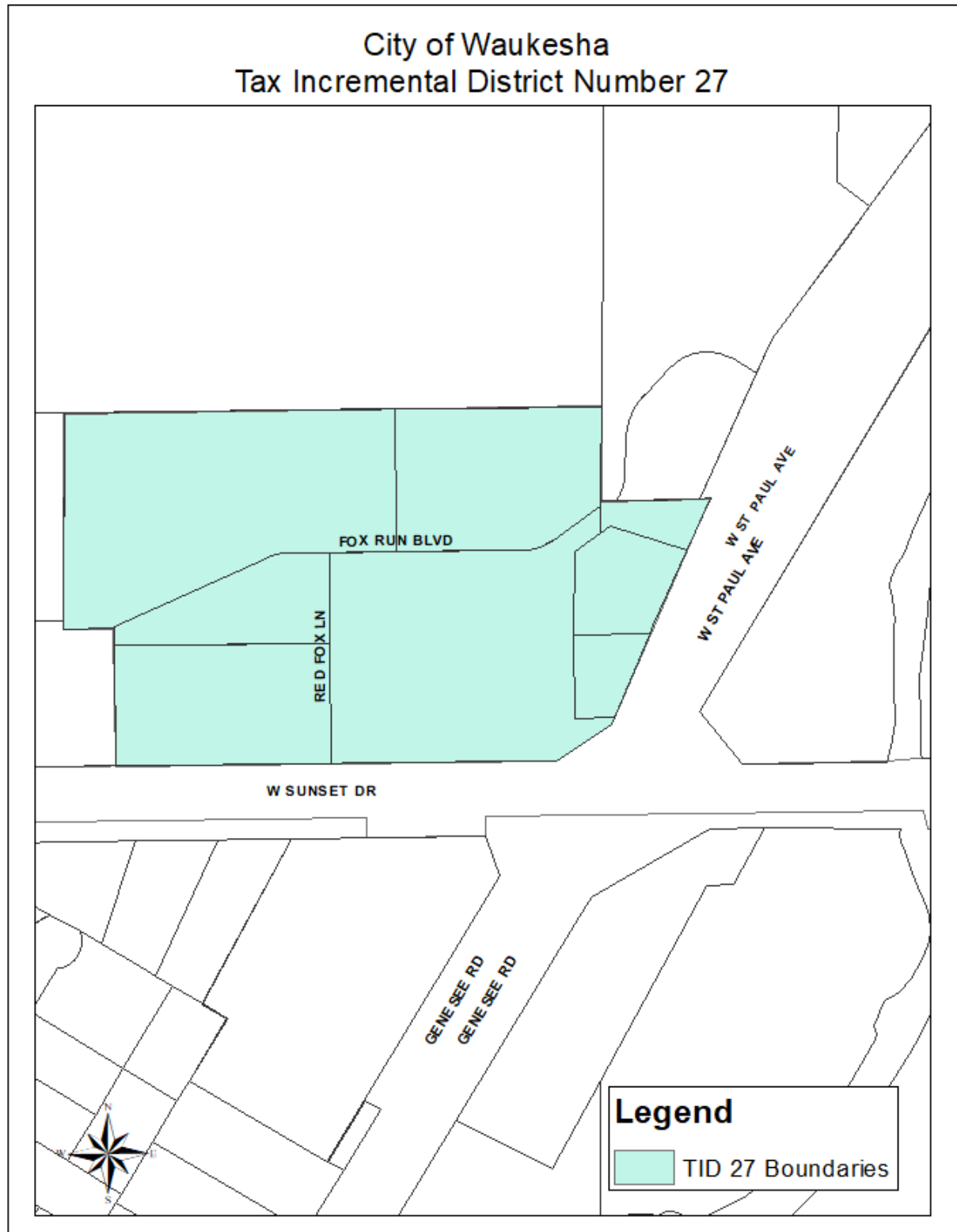
TID 26 was created to incentivized redevelopment along the Fox River in downtown Waukesha. The parcels in the TID have significant contamination which has delayed any development happen on the properties. The streets serving the parcels are also substandard and need to be upgraded to support any new development occurring. The City expects to work with a developer to create new residential and commercial uses on the sites.



TID 27

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2020	January 1, 2042	2047	Rehabilitation

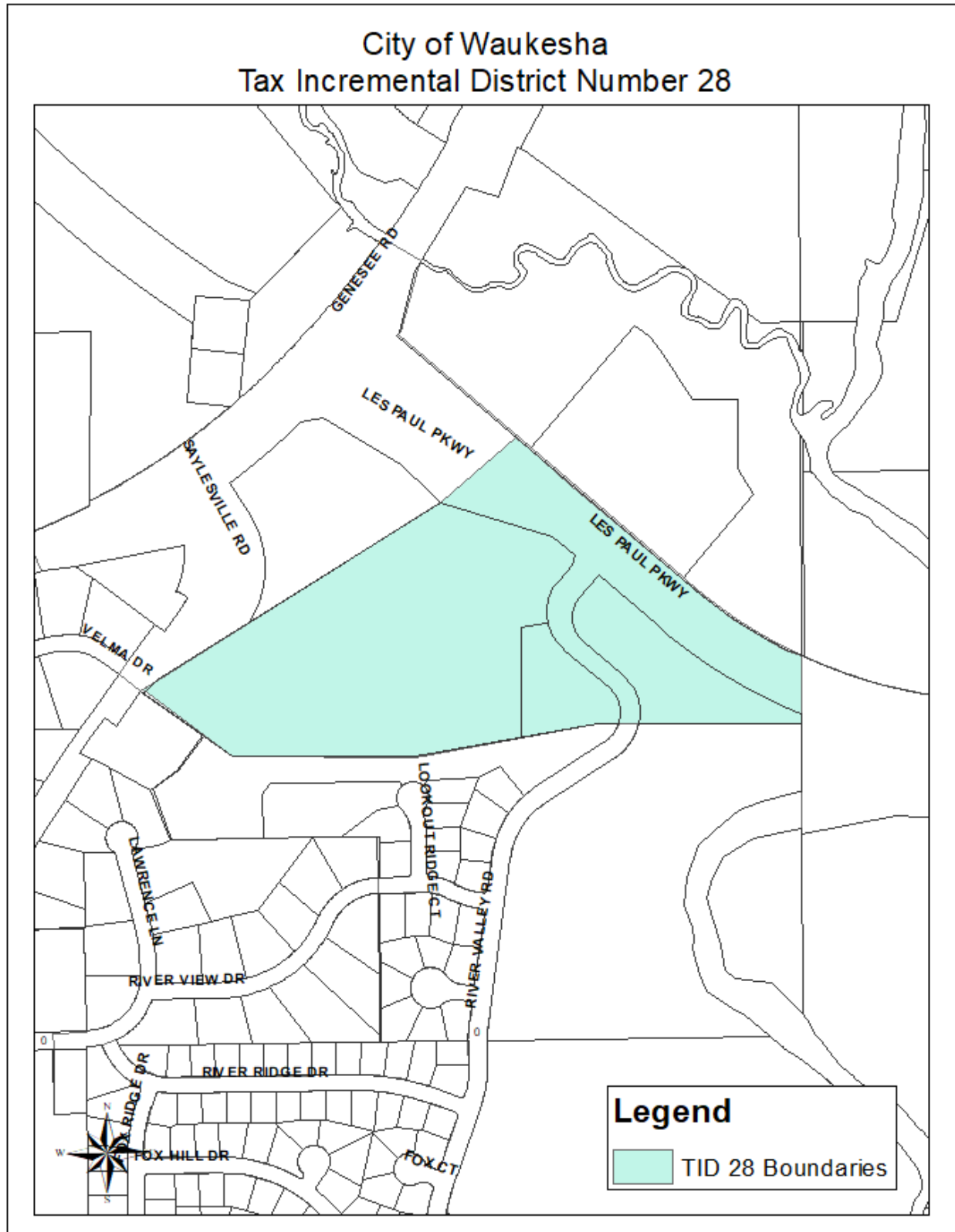
TID 27 was created to incentivized redevelopment of a mostly vacant and blighted shopping center on the northwest corner of Sunset Dr. and St. Paul Ave., the former Fox Run Shopping Center. The redevelopment plan includes a new medical building with micro-hospital, new commercial space, and new multi-family development.



TID 28

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2020	January 1, 2035	2040	Mixed Use

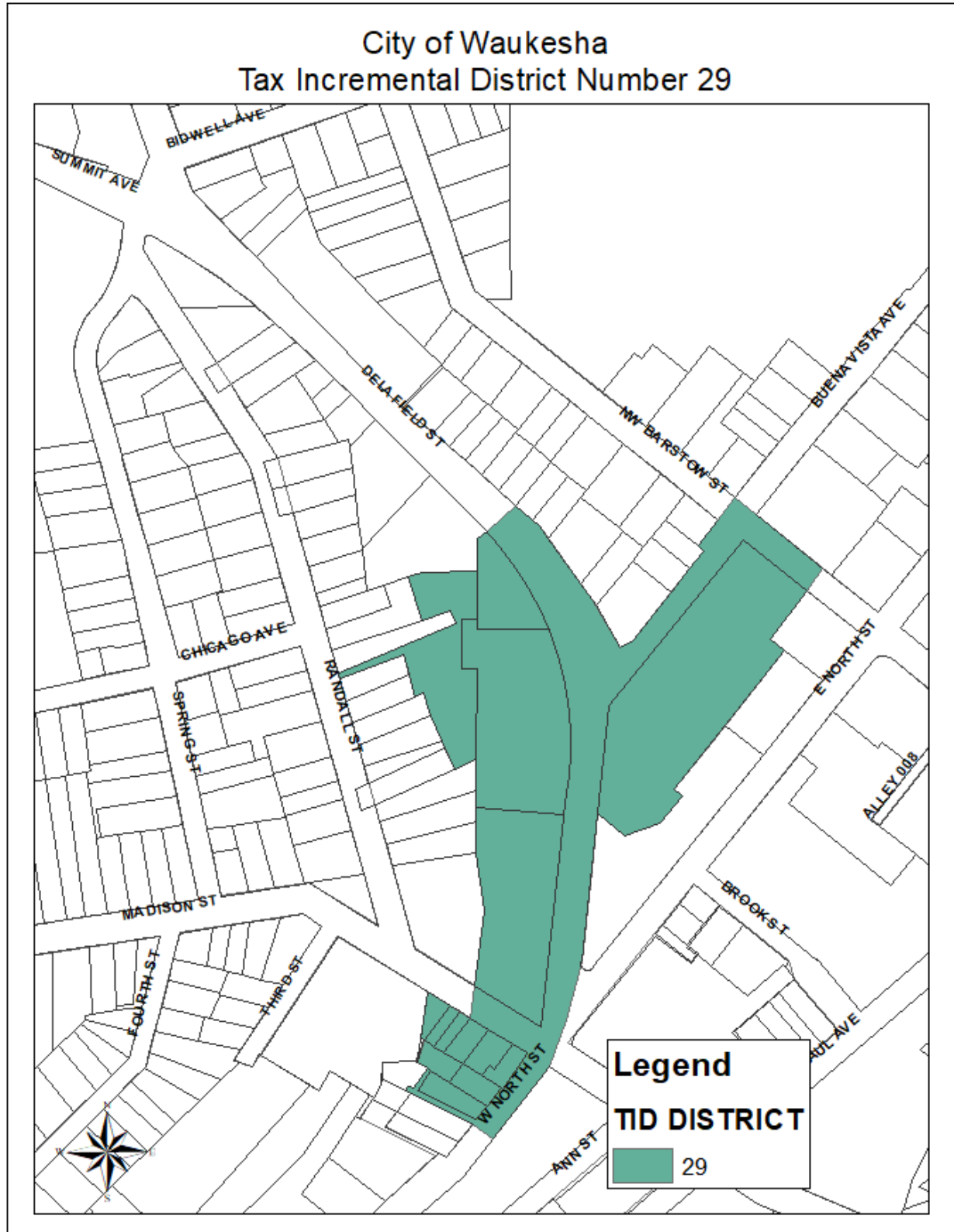
TID 28 was created to offset the high costs to develop a large parcel at the corner of Saylesville Rd. and Les Paul Parkway. The development plan includes new multi-family residential and commercial development.



TID 29

<i>Creation Date</i>	<i>Last Date to Incur Project costs</i>	<i>Estimated Termination Date</i>	<i>Type</i>
January 1, 2020	January 1, 2042	2047	Rehabilitation

TID 29 was created to facilitate the redevelopment of the Delafield St. corridor from Madison St. to Spring St. There are several parcels in this area that are underutilized, blighted, or vacant.



03 - Financial Summary

The following provides an overview of the financial position of all open TIDs in the City of Waukesha.

TIF # (a)	DCD NAME	Year Created	Final Year to Incur Costs/Max Life	TYPE OF TIF	TIF DEBT	TIF CAPITAL	PROJECT PLAN ESTIMATE	TOTAL PROJECT COSTS AT 12/31/20	Cost as % of Estimate	Year of 30% Audit/BT	DEBT REMAINING AT 12/31/20 (c)	FUND BALANCE AT 12/31/20 (d)	2020 CURRENT VALUE (b)	2020 VALUE INCREMENT (b)	TIF INCREMENT 2020 TAX ROLL
11	Downtown	1997	2019/2028	Blighted Area	0361	0451	24,718,118	29,153,621	118%	2003	4,910,000	(3,104,771)	98,033,100	60,508,500	1,215,946
12	Wauk. Corporate Center	2001	2019/2024	Industrial	0362	0462	7,220,645	8,667,457	120%	2003	1,075,000	(1,565,102)	19,919,200	19,811,500	398,121
13	Standard Theatre	2003	2021/2026	Industrial	0363	0463	5,498,000	3,557,983	65%	2011	-	(61,275)	4,686,300	4,204,500	84,491
14	Spring City/ Shoppes at Fox	2003	2021/2026	Industrial	0364	0464	15,703,195	11,062,802	70%	2005	60,000	4,439,062	103,333,000	93,443,200	1,877,784
17	Downtown-South of Downtown	2007	2029/2034	Blighted Area	0367	0457	14,908,823	7,153,029	48%	2016	4,625,000	2,019,497	94,825,000	37,496,000	753,499
18	Fuller	2009	2031/2035	Rehabilitation	0368	0468	1,701,500	1,594,116	94%	2011	455,000	(77,710)	7,581,300	6,877,000	138,196
19	Waukesha Electric (SPX)	2010	2025/2030	Industrial	0369	0469	17,283,583	13,924,954	81%	2011	7,395,000	(746,972)	31,932,000	18,305,600	367,859
20	Weidall Manuf.	2010	2025/2030	Industrial	0370	0470	1,661,500	1,338,949	93%	2011	190,000	(999,338)	24,591,300	2,245,200	45,118
21	Woodmans	2012	2033/2038	Rehabilitation	0371	0471	4,045,671	2,735,443	68%	2018	-	106,424	39,346,600	28,002,700	562,727
22	K-Mart/Meijer	2013	2035/2040	Mixed Use	0372	0472	4,880,000	3,660,030	75%	2015	2,505,000	1,205,567	84,928,600	46,528,100	935,003
23	Oberlin Filter	2014	2029/2034	Industrial	0373	N/A	1,597,765	1,232,584	77%	2015	705,000	293,407	12,215,700	7,915,100	159,058
24	Main Street/ Whitecreek	2018	2040/2045	Rehabilitation	0374	N/A	15,410,000	27,897	0.2%	N/A	-	(28,401)	11,305,800	960,600	19,304
25	HSA	2015	2037/2042	Industrial	0375	N/A	3,436,864	1,781,989	52%	2016	770,000	(117,156)	21,539,000	15,312,400	307,710
26	Riverfront	2019	2041/2047	Rehabilitation	0376	N/A	15,328,019	37,123	0.2%	N/A	-	(37,527)	5,450,400	22750000.0%	4,572
27	Fox Run	2020	2042/2048	Blighted Area	0377	N/A	4,876,795	153,493	3.1%	N/A	-	(153,563)	-	-	-
28	Village at Fox River	2020	2035/2041	Mixed Use	0378	N/A	7,025,618	15,100	0.2%	N/A	-	(15,152)	-	-	-
29	Delafield St. Redevel.	2020	2043/2048	Rehabilitation	0379	N/A	8,438,210	30,750	0.4%	N/A	-	(30,795)	-	-	-
30	St. Paul Apartments	2021	2043/2049	Rehabilitation	0380	N/A	6,372,169	-	0.0%	N/A	-	-	-	-	-
	TOTAL						160,106,475	86,527,321			22,690,000	1,126,195	559,687,300	341,837,900	6,869,388

04 - Financial Statements

TID 11

TIF 11: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures	0	16,612,567
Planning, legal and consulting (1)	5,635	38,568
Administration	7,260	632,981
Interest and fiscal charges	215,178	9,791,117
Discount on long-term debt	0	106,245
Debt issuance costs	12,586	152,789
Bond Paying Agent Fee (1)	1,484	5,983
Room Tax Remitted (1)	3,112	83,708
Miscellaneous (1)	208	10,991
Assessment Refund	22,065	22,065
Transfer to Other Funds	0	141,999
Refunding costs	0	454,608
Grants and Contributions	100,000	1,100,000
TOTAL COSTS	367,528	29,153,621
PROJECT REVENUES		
Tax increments	1,147,018	16,264,648
Interest income	(28,350)	405,564
Sale of property	0	806,776
Misc. revenues-Mostly State Aids (1)	40,802	1,810,718
Misc. revenues- Hotel Tax	17,285	322,165
Miscellaneous revenues-Other (1)	60	1,750
PILOT/Developer Guarantee	153,259	623,779
Transfers from other funds	0	4,624
TOTAL REVENUES	1,330,074	20,240,024
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	(962,546)	8,913,597

1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.

TIF 11: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	1,147,018	16,264,648
Interest income	(28,350)	405,564
Sale of property	0	806,776
Misc. revenues-Mostly State Aids (1)	40,802	1,810,718
Misc. revenues- Hotel Tax	17,285	322,165
Miscellaneous revenues-Other	60	1,750
PILOT/Developer Guarantee	153,259	623,779
Transfers from other funds	0	4,624
Proceeds from long-term debt		31,277,820
Proceeds from long-term debt-Refunding	1,050,000	2,305,000
Premium on Debt	0	449,667
Advances from other funds	0	150,000
TOTAL SOURCES	2,380,074	54,422,511
USES OF FUNDS		
Capital expenditures	100,000	17,712,567
Administration	7,260	632,981
Planning, legal and consulting (1)	5,635	38,568
Interest and fiscal charges	215,178	9,791,117
Discount on long-term debt	0	106,245
Debt issuance costs	12,586	152,789
Bond Paying Agent Fee (1)	1,484	5,983
Room Tax Remitted (1)	3,112	83,708
Miscellaneous (1)	208	10,991
Assessment Refund	22,065	22,065
Refunding-Payment to Escrow	1,033,886	6,411,286
Refunding Costs	0	454,608
Principal on long-term debt	685,000	21,862,493
Transfer to Other Funds	0	141,999
Principal on advances	0	150,000
TOTAL USES	2,086,414	57,577,400
BEGINNING FUND BALANCE (DEFICIT)	(3,398,431)	0
ENDING FUND BALANCE (DEFICIT)	(3,104,771)	(3,158,086)
LONG-TERM DEBT OUTSTANDING 12/31		4,910,000
DUE TO GENERAL FUND 12/31		3,261,295

TIF 11: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Actual	Project Plan Estimate
Capital Expenditures:		
Planning, legal, and consulting	195,480	200,000
Engineering	36	120,000
Street and other site improvements	9,717,715	13,699,198
Room Tax-Remitted	46,572	0
Storm sewers	42,113	800,000
Land Acquisitions and Write-downs	6,704,686	5,200,000
Water mains	0	0
Sanitary sewers	0	150,000
Development Grants	1,100,000	0
Administration	632,981	200,000
Miscellaneous	45,215	0
Assessment Refunds	22,065	0
Transfers to Other Funds	141,999	0
Interest and fiscal charges	9,791,117	4,225,320
Discount on long-term debt	106,245	0
Debt issuance costs	152,789	123,600
Refunding costs	454,608	0
TOTAL PROJECT COSTS	29,153,621	24,718,118

TIF 11: SCHEDULE 4
NOTE 2 - Long-Term Debt

Description of individual debt issues	Original Amount Borrowed	Repaid	Balance 12/31/20
1998C Community Development bonds	2,025,000	2,025,000	0
1999B Community Development bonds	2,030,000	2,030,000	0
2001C Community Development bonds	4,425,000	4,425,000	0
2002 Bond Anticipation Notes	5,245,000	5,245,000	0
2004 Refunding Bonds	5,040,000	5,040,000	0
2004 A Refunding Bonds	2,650,000	2,650,000	0
2007 G.O. Notes	200,000	200,000	0
2007 Taxable Note Anticipation Note	1,805,000	1,805,000	0
2008 Taxable Note Anticipation Note	208,000	208,000	0
2009 G.O. Notes	100,000	100,000	0
2009 Taxable Notes	1,865,000	1,865,000	0
2010 A G.O. Refunding Bonds	3,655,000	3,655,000	0
2011C Refunding Bonds	215,000	215,000	0
2013 G.O. Promissory Notes	197,368	197,368	0
2015 A G.O. Promissory Notes	3,755,000	1,760,000	1,995,000
2016 A G.O. Promissory Notes	100,000	100,000	0
2018B G.O. Taxable Notes	1,020,000	195,000	825,000
2019A G.O. Refunding Bonds	1,155,000	115,000	1,040,000
2020D G.O. Refunding Bonds	1,050,000	0	1,050,000
Totals	36,740,368	31,830,368	4,910,000

Aggregate maturities of all long-term debt

Note: Debt was restructured in 2015.

Calendar year	Principal	Interest	Totals
2021	1,330,000	141,838	1,471,838
2022	1,160,000	93,372	1,253,372
2023	380,000	50,478	430,478
2024	1,090,000	42,546	1,132,546
2025	265,000	29,081	294,081
2026	275,000	20,596	295,596
2027	265,000	11,785	276,785
2028	145,000	4,930	149,930
	4,910,000	394,626	5,304,626

TID 12

TIF 12: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures		5,304,444
Planning, legal, consulting and engineering	5,635	348,605
Administration	7,260	35,115
Interest and fiscal charges	49,377	2,805,125
Discount on long-term debt		21,779
Debt issuance costs	6,873	18,891
Bond Paying Agent Fee (1)	132	1,176
Miscellaneous (1)	150	750
Refunding costs		131,572
TOTAL COSTS	69,427	8,667,458
PROJECT REVENUES		
Tax increments	386,180	5,200,859
Interest income	(14,685)	121,519
Special assessments		83
Sale of property		0
Misc. Revenues-computer aid	13,750	101,576
PILOT/Developer Guarantee		199,000
Premium on bond issuance	49,784	352,950
TOTAL REVENUES	435,029	5,975,987

NET COST RECOVERABLE THROUGH TAX INCREMENT

(365,602) 2,691,470

1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.

TIF 12: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	386,180	5,200,859
Interest income	(14,685)	121,519
Special assessments	0	83
Sale of property	0	0
Misc. Revenues-computer aid	13,750	101,576
PILOT/Developer Guarantee	0	199,000
Premium on bond issuance	49,784	352,950
Proceeds from long-term debt	0	15,044,259
Proceeds from long-term debt-Refunding	560,000	820,000
Advances from other funds		69,653
TOTAL SOURCES	995,029	21,909,899
USES OF FUNDS		
Capital expenditures	0	5,304,444
Planning, legal, consulting and engineering	5,635	348,605
Administration	7,260	35,115
Interest and fiscal charges	49,377	2,805,125
Discount on long-term debt	0	21,779
Debt issuance costs	6,873	18,891
Bond Paying Agent Fee (1)	132	1,176
Miscellaneous (1)	150	750
Refunding costs	0	131,572
Refunding payment to escrow	595,000	9,259,751
Principal on long-term debt	200,000	5,478,140
Principal on Advances		69,653
TOTAL USES	864,427	23,475,002
BEGINNING FUND BALANCE (DEFICIT)	(1,695,704)	
ENDING FUND BALANCE (DEFICIT)	(1,565,102)	(1,565,102)
LONG-TERM DEBT OUTSTANDING 12/31		1,075,000
DUE TO GENERAL FUND 12/31		1,565,102

TIF 12: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	712,123	450,000
Street and other site improvements	3,241,638	2,895,000
Storm sewers	620,967	430,000
Water works	424,835	200,000
Sanitary sewers	627,780	641,500
Administration	60,821	0
Interest and fiscal charges	2,805,126	2,604,145
Discount on long-term debt	21,779	0
Debt issuance costs	18,890	0
Refunding costs	131,572	0
Miscellaneous	1,926	0
TOTAL PROJECT COSTS	8,667,457	7,220,645

TIF 12: SCHEDULE 4
NOTE 2 - Long-Term Debt

Description of individual debt issues	Original Amount Borrowed	Repaid	Balance 12/31/20
2002 Bond Anticipation Note	3,645,000	3,645,000	0
2004A Refunding Bonds	3,610,000	3,610,000	0
2005B G.O. Notes	345,000	345,000	0
2005B Refunding Bonds	1,700,000	1,700,000	0
2006 Note Anticipation Note	980,000	980,000	0
2007 G.O. Notes	500,000	500,000	0
2007 Refunding Bonds	985,000	985,000	0
2012A	595,000	595,000	0
2013 G.O. Promissory Note	1,683,140	1,168,140	515,000
2015A G.O. Promissory Notes	815,000	815,000	0
2016A G.O. Promissory Notes	260,000	260,000	0
2020B Refunding Bonds	560,000	0	560,000
Totals	15,678,140	14,603,140	1,075,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
2021	190,000	43,450	233,450
2022	770,000	37,750	807,750
2023	115,000	1,725	116,725
	1,075,000	82,925	1,157,925

TID 13

TIF 13: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures		2,476,002
Planning, legal, consulting and engineering	2,840	64,578
Administration	3,660	31,167
Interest and fiscal charges	81,245	985,186
Discount on long-term debt		0
Debt issuance costs		0
Bond Paying Agent Fee (1)		0
Miscellaneous (1)	150	1,050
Refunding costs		0
TOTAL COSTS	87,895	3,557,983
PROJECT REVENUES		
Tax increments	81,245	1,018,787
Interest income	(367)	(1,243)
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	448	3,238
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	81,326	1,020,782
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	6,569	2,537,201

1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.

TIF 13: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	81,245	1,018,787
Interest income	(367)	(1,243)
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	448	3,238
Misc. revenues-other		0
Proceeds from long-term debt	0	2,475,926
Transfers from other funds	0	0
Advances from other funds	0	0
TOTAL SOURCES	81,326	3,496,708
USES OF FUNDS		
Capital expenditures	0	2,476,002
Planning, legal, consulting and engineering	2,840	64,578
Administration	3,660	31,167
Interest and fiscal charges	81,245	985,186
Discount on long-term debt	0	0
Debt issuance costs	0	0
Bond Paying Agent Fee (1)	0	0
Miscellaneous (1)	150	1,050
Refunding costs	0	0
Principal on long-term debt	0	0
Principal on Advances	0	0
TOTAL USES	87,895	3,557,983
BEGINNING FUND BALANCE (DEFICIT)	(54,706)	
ENDING FUND BALANCE (DEFICIT)	(61,275)	(61,275)
LONG-TERM DEBT OUTSTANDING		
12/31		0
DUE TO GENERAL FUND 12/31		61,275

TIF 13: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	306,047	160,000
Street and other site improvements	2,234,533	4,803,000
Storm sewers	0	0
Water works	0	0
Sanitary sewers	0	0
Administration	31,167	35,000
Interest and fiscal charges	985,186	500,000
Discount on long-term debt	0	0
Debt issuance costs	0	0
Refunding costs	0	0
Miscellaneous	1,050	0
TOTAL PROJECT COSTS	3,557,983	5,498,000

TID 14TIF 14: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures		7,272,631
Planning, legal, consulting and engineering	19,502	186,437
Development contributions	0	650,000
Administration	7,260	203,605
Interest and fiscal charges	23,200	2,528,274
Discount on long-term debt		54,780
Debt issuance costs		50,701
Bond Paying Agent Fee (1)	58	894
Miscellaneous (1)	150	1,549
Refunding costs		26,609
Assessment Refunds		25,859
Transfer to General Fund (PY Assess Refund)		61,464
TOTAL COSTS	50,170	11,062,802
PROJECT REVENUES		
Tax increments	1,823,338	14,708,823
Interest income	50,145	264,331
Special assessments		0
Sale of property		73,280
Misc. revenues-computer aid	29,329	187,149
Misc. revenues-other		0
PILOT-Developer Guarantee		174,070
Premium on long-term debts		57,959
TOTAL REVENUES	1,902,812	15,465,612

NET COST RECOVERABLE THROUGH

TAX INCREMENT	(1,852,642)	(4,402,810)
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1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.

TIF 14: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	1,823,338	14,708,823
Interest income	50,145	264,331
Special assessments	0	0
Sale of property	0	73,280
Misc. revenues-Mostly Exempt Aid	29,329	187,149
Miscel. Revenues-Other	0	0
PILOT-Developer Guarantee	0	174,070
Premium on long-term debts	0	57,959
Proceeds from long-term debt	0	11,889,362
Proceeds from long-term debt-refunding	0	375,000
Advances from other funds	0	0
TOTAL SOURCES	1,902,812	27,729,974
USES OF FUNDS		
Capital expenditures	0	7,272,631
Planning, legal, consulting and engineering	19,502	186,437
Administration	7,260	203,605
Interest and fiscal charges	23,200	2,528,274
Discount on long-term debt	0	54,780
Debt issuance costs	0	50,701
Bond Paying Agent Fee (1)	58	894
Miscellaneous (1)	150	1,549
Assessment Refunds	0	26,609
Refunding-Payment to Escrow	0	381,394
Principal on long-term debt	705,000	11,846,715
Development contributions	0	650,000
Assessment Refunds	0	25,859
Transfer to General Fund (PY Assess Refund)	0	61,464
TOTAL USES	755,170	23,290,911
BEGINNING FUND BALANCE (DEFICIT)	3,291,420	
ENDING FUND BALANCE (DEFICIT)	4,439,062	4,439,062

LONG-TERM DEBT OUTSTANDING 12/31

60,000

DUE TO GENERAL FUND 12/31

0

TIF 14: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	166,935	484,000
Street and other site improvements	6,468,662	6,673,800
Storm sewers	342,838	270,400
Water works	321,270	162,090
Sanitary sewers	159,363	141,000
Development contributions	650,000	2,822,096
Administration	203,605	150,000
Assessment Refunds	25,859	0
Transfer to General Fund (PY Assess Refund)	61,464	0
Interest and fiscal charges	2,528,274	4,749,229
Discount on long-term debt	54,780	0
Debt issuance costs	50,701	250,580
Miscellaneous	2,443	0
Refunding costs	26,609	0
TOTAL PROJECT COSTS	11,062,802	15,703,195

TIF 14: SCHEDULE 4
NOTE 2 - Long-Term Debt

Description of individual debt issues	Original Amount Borrowed	Repaid	Balance 12/31/20
2004 Bond Anticipation Note	1,875,000	1,875,000	0
2007 G.O. Notes	25,000	25,000	0
2007 Refunding Bonds	1,885,000	1,885,000	0
2008 Taxable G.O. Notes	3,860,000	3,860,000	0
2009 Taxable G.O. Notes	1,375,000	1,375,000	0
2011 G.O. Notes	520,000	520,000	0
2013 G.O. Promissory Notes	110,000	50,000	60,000
2015 A G.O. Promissory Notes	725,000	725,000	0
2015 D G.O. Promissory Notes	1,435,000	1,435,000	0
2016 A G.O. Promissory Notes	375,000	375,000	0
Totals	12,185,000	12,125,000	60,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
2021	30,000	1,800	31,800
2022	30,000	900	30,900
	60,000	2,700	62,700

TID 17

TIF 17: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures	0	4,649,737
Planning, legal, consulting and engineering (1)	5,635	34,400
Administration (1)	7,260	121,828
Interest and fiscal charges	138,376	2,195,058
Discount on long-term debt		9,061
Debt issuance costs	9,835	64,295
Bond Paying Agent Fee (1)	441	1,655
Miscellaneous (1)	150	1,247
Refunding costs		71,885
Assessment Refunds		3,182
Transfer to General Fund (PY Assess Refund)		683
TOTAL COSTS	161,697	7,153,032
PROJECT REVENUES		
Tax increments	662,848	4,327,701
Interest income	21,623	112,526
Intergovernmental revenues		70,924
Sale of property		6
Miscellaneous revenues-computer aid	2,845	24,085
Miscellaneous revenues-other		175,019
Premium on Debt		9,490
Transfers from other funds		0
TOTAL REVENUES	687,316	4,719,751
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	(525,619)	2,433,281

1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.

TIF 17: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	662,848	4,327,701
Interest income	21,623	112,526
Intergovernmental revenues	0	70,924
Sale of property	0	6
Miscellaneous revenues-computer aid	2,845	24,085
Miscellaneous revenues-other	0	175,019
Transfers from other funds	0	0
Premium on Debt	0	9,490
Proceeds from long-term debt	845,000	13,971,929
Proceeds from Refunding Bonds		20,000
Advances from other funds	0	0
TOTAL SOURCES	1,532,316	18,711,680
USES OF FUNDS		
Capital expenditures	0	4,649,737
Planning, legal, consulting and engineering (1)	5,635	34,400
Administration (1)	7,260	121,828
Interest and fiscal charges	138,376	2,195,058
Discount on long-term debt	0	9,061
Debt issuance costs	9,835	64,295
Bond Paying Agent Fee (1)	441	1,655
Miscellaneous (1)	150	1,247
Refunding-Costs		71,885
Refunding-Payment to Escrow		20,341
Principal on long-term debt	40,000	420,000
Refunding principal on long-term debt	835,625	9,098,811
Assessment Refunds	0	3,182
Transfer to General Fund (PY Assess Refund)	0	683
TOTAL USES	1,037,322	16,692,183
BEGINNING FUND BALANCE (DEFICIT)	1,524,503	0
ENDING FUND BALANCE (DEFICIT)	2,019,497	2,019,497
LONG-TERM DEBT OUTSTANDING 12/31		4,625,000
DUE TO GENERAL FUND 12/31		0

TIF 17: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	246,488	374,500
Street and other site improvements	576,343	850,000
Park Improvements	0	150,000
Environmental Remediation	0	125,000
Land Acquisition, Write Downs, Loans	3,717,531	5,350,000
Railroad Improvements	0	30,000
Stormwater Improvements	4,407	400,000
Watermain Improvements	77,085	1,531,560
Sanitary Sewer Improvements	55,657	250,000
Administration	128,451	267,500
Assessment Refunds	3,182	0
Transfer to General Fund (PY Assess Refund)	683	0
Interest and fiscal charges	2,195,058	5,202,763
Discount on long-term debt	9,062	0
Debt issuance costs	64,295	377,500
Refunding costs	71,885	0
Miscellaneous	2,902	0
TOTAL PROJECT COSTS	7,153,029	14,908,823

TIF 17: SCHEDULE 4

NOTE 2 - Long-Term Debt

Description of individual debt issues	Original Amount Borrowed	Repaid	Balance 12/31/20
2008 Taxable Note Anticipation Note	985,000	985,000	0
2009 G.O. Notes	50,000	50,000	0
2010 Taxable Note Anticipation Notes	3,705,000	3,705,000	0
2010 Taxable Refunding Bonds	3,585,000	3,585,000	0
2011 Taxable Refunding Bonds	1,000,000	1,000,000	0
2016A G. O. Promissory Notes	200,000	0	200,000
2019A G.O Refunding Bonds	3,620,000	40,000	3,580,000
2020D G.O Refunding Bonds	845,000	0	845,000
Totals	13,990,000	9,365,000	4,625,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
2021	160,000	124,735	284,735
2022	355,000	121,842	476,842
2023	545,000	112,103	657,103
2024	635,000	99,476	734,476
2025	655,000	85,945	740,945
2026	600,000	71,240	671,240
2027	410,000	56,990	466,990
2028	420,000	43,880	463,880
2029	420,000	30,000	450,000
2030	425,000	15,300	440,300
	4,625,000	761,511	5,386,511

TID 18

TIF 18: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures		950,000
Planning, legal, consulting and engineering	8,836	112,268
Administration	7,260	66,486
Interest and fiscal charges	22,200	441,142
Discount on long-term debt		3,354
Debt issuance costs		1,385
Bond Paying Agent Fee (1)	228	1,071
Miscellaneous (1)	150	750
Refunding costs		17,660
TOTAL COSTS	38,674	1,594,116
PROJECT REVENUES		
Tax increments	117,631	1,054,349
Interest income	458	14,425
Special assessments		0
Sale of property		0
Misc. Revenues-computer aid	162	2,922
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	118,251	1,071,696
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	(79,577)	522,420

1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.

TIF 18: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	117,631	1,054,349
Interest income	458	14,425
Special assessments	0	0
Sale of property	0	0
Misc. Revenues-computer aid	162	2,922
Misc. revenues-other	0	0
Transfers from other funds	0	0
Proceeds from long-term debt	275,000	2,520,000
Advances from other funds	0	0
TOTAL SOURCES	393,251	3,591,696
USES OF FUNDS		
Capital expenditures	0	950,000
Planning, legal, consulting and engineering	8,836	112,268
Administration	7,260	66,486
Interest and fiscal charges	22,200	441,142
Discount on long-term debt	0	3,354
Debt issuance costs	0	1,385
Bond Paying Agent Fee (1)	228	1,071
Miscellaneous (1)	150	750
Refunding costs	0	17,660
Principal on long-term debt	150,000	1,805,000
Refunding principal on long-term debt	270,290	270,290
Principal on Advances	0	0
TOTAL USES	458,964	3,669,406
BEGINNING FUND BALANCE (DEFICIT)	(11,997)	
ENDING FUND BALANCE (DEFICIT)	(77,710)	(77,710)
LONG-TERM DEBT OUTSTANDING		
12/31		455,000
DUE TO GENERAL FUND 12/31		77,710

TIF 18: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	112,268	25,000
Street and other site improvements	950,000	950,000
Land Acquisition, Write Downs, Loans	0	0
Administration	66,486	25,000
Interest and fiscal charges	441,142	701,500
Discount on long-term debt	3,354	0
Debt issuance costs	1,385	0
Refunding costs	17,660	0
Miscellaneous	1,821	0
TOTAL PROJECT COSTS	1,594,116	1,701,500

TIF 18: SCHEDULE 4
NOTE 2 - Long-Term Debt

Description of individual debt issues	Original Amount Borrowed	Repaid	Balance 12/31/20
2008 Taxable Note Anticipation Note	1,115,000	1,115,000	0
2011 Taxable Refunding Bonds	1,130,000	950,000	180,000
2020D Taxable Refunding Bonds	275,000	0	275,000
Totals	2,520,000	2,065,000	455,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
2021	190,000	7,508	197,508
2022	190,000	1,002	191,002
2023	75,000	375	75,375
	455,000	8,885	463,885

TID 19TIF 19: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures		9,047,014
Planning, legal, consulting and engineering (1)	5,635	166,505
Administration	7,260	31,718
Interest and fiscal charges	260,276	4,417,088
Discount on long-term debt		13,790
Debt issuance costs	0	106,866
Bond Paying Agent Fee (1)	546	1,707
Miscellaneous (1)	150	750
Refunding costs		139,516
TOTAL COSTS	273,867	13,924,954
PROJECT REVENUES		
Tax increments	369,749	3,168,970
Interest income	(9,284)	(16,862)
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	13,696	124,776
Misc. revenues-other		0
PILOT/Developer Guarantee	500,000	2,807,633
Transfers from other funds		0
TOTAL REVENUES	874,161	6,084,517
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	(600,294)	7,840,437

1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.

TIF 19: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	369,749	3,168,970
Interest income	(9,284)	(16,862)
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	13,696	124,776
Misc. revenues-other	0	0
PILOT/Developer Guarantee	500,000	2,807,633
Transfers from other funds	0	0
Proceeds from long-term debt	0	17,690,727
Advances from other funds	0	0
TOTAL SOURCES	874,161	23,775,244
USES OF FUNDS		
Capital expenditures	0	9,047,014
Planning, legal, consulting and engineering		
(1)	5,635	166,505
Administration	7,260	31,718
Interest and fiscal charges	260,276	4,417,088
Discount on long-term debt	0	13,790
Debt issuance costs	0	106,866
Bond Paying Agent Fee (1)	546	1,707
Miscellaneous (1)	150	750
Refunding costs	0	139,516
Principal on long-term debt	600,000	3,215,000
Refunding principal on long-term debt	0	7,382,262
Principal on Advances	0	0
TOTAL USES	873,867	24,522,216
BEGINNING FUND BALANCE (DEFICIT)	(747,266)	
ENDING FUND BALANCE (DEFICIT)	(746,972)	(746,972)
LONG-TERM DEBT OUTSTANDING 12/31		7,395,000
DUE TO GENERAL FUND 12/31		1,246,719

TIF 19: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	166,505	25,000
Relocation & Other Eligible Costs	47,014	100,000
Development Incentives & Cash Grants	9,000,000	9,000,000
Administration	31,718	25,000
Interest and fiscal charges	4,417,088	8,133,583
Discount on long-term debt	13,790	0
Debt issuance costs	106,866	0
Refunding costs	139,516	0
Miscellaneous	2,457	0
TOTAL PROJECT COSTS	13,924,954	17,283,583

TIF 19: SCHEDULE 4

NOTE 2 - Long-Term Debt

Description of individual debt issues	Original Amount Borrowed	Repaid	Balance 12/31/20
2010 Taxable Note Anticipation Notes	9,195,000	9,195,000	0
2010 D Taxable Refunding Bonds	10,240,000	10,240,000	0
2019A G.O. Refunding Bonds	7,475,000	80,000	7,395,000
Totals	26,910,000	19,515,000	7,395,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
2021	630,000	236,196	866,196
2022	650,000	218,430	868,430
2023	675,000	199,905	874,905
2024	700,000	180,330	880,330
2025	720,000	159,330	879,330
2026	740,000	137,010	877,010
2027	770,000	113,330	883,330
2028	800,000	87,920	887,920
2029	840,000	60,720	900,720
2030	870,000	31,320	901,320
	7,395,000	1,424,491	8,819,491

TID 20

TIF 20: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures		975,000
Planning, legal, consulting and engineering	5,635	81,715
Administration	7,260	33,735
Interest and fiscal charges	19,758	423,000
Discount on long-term debt		690
Debt issuance costs	2,211	7,982
Bond Paying Agent Fee (1)	27	129
Miscellaneous (1)	150	1,750
Refunding costs		14,949
TOTAL COSTS	35,041	1,538,949
PROJECT REVENUES		
Tax increments	14,193	339,005
Interest income	(8,080)	(17,859)
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	4,031	32,758
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	10,144	353,904

NET COST RECOVERABLE THROUGH TAX INCREMENT

24,897 1,185,045

1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.

TIF 20: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	14,193	339,005
Interest income	(8,080)	(17,859)
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	4,031	32,758
Misc. revenues-other	0	0
Transfers from other funds	0	0
Proceeds from long-term debt	0	1,092,416
Proceeds from Refunding Bonds	190,000	190,000
Advances from other funds	0	0
TOTAL SOURCES	200,144	1,636,320

USES OF FUNDS		
Capital expenditures	0	975,000
Planning, legal, consulting and engineering	5,635	81,715
Administration	7,260	33,735
Interest and fiscal charges	19,758	423,000
Discount on long-term debt	0	690
Debt issuance costs	2,211	7,982
Bond Paying Agent Fee (1)	27	129
Miscellaneous (1)	150	1,752
Refunding costs	0	14,949
Principal on long-term debt	270,000	910,000
Refunding principal on long-term debt	186,707	186,707
Principal on Advances	0	0
TOTAL USES	491,748	2,635,658

BEGINNING FUND BALANCE (DEFICIT) (707,734)

ENDING FUND BALANCE (DEFICIT) (999,338) (999,338)

1) Beginning in 2016, revenues/expenditures were broken out in greater detail to mirror new State reporting requirements.

LONG-TERM DEBT OUTSTANDING 12/31	190,000
DUE TO GENERAL FUND 12/31	999,313

TIF 20: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	81,715	12,500
Development Incentives & Cash Grants	975,000	975,000
Administration	33,735	12,500
Interest and fiscal charges	423,000	661,500
Discount on long-term debt	690	0
Debt issuance costs	7,982	0
Refunding costs	14,949	0
Miscellaneous	1,879	0
TOTAL PROJECT COSTS	1,538,949	1,661,500

TIF 20: SCHEDULE 4

NOTE 2 - Long-Term Debt

Description of individual debt issues	Original Amount Borrowed	Repaid	Balance 12/31/20
2010 Taxable Note Anticipation Notes	985,000	985,000	0
2010 Taxable Refunding Bonds	1,095,000	905,000	190,000
		0	
Totals	2,080,000	1,890,000	190,000

Aggregate maturities of all long-term debt
Calendar year
2021

Principal	Interest	Totals
190,000	362	190,362
190,000	362	190,362

TID 21TIF 21: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures	408,710	2,413,262
Planning, legal, consulting and engineering	5,635	73,439
Administration	7,260	32,632
Interest and fiscal charges	37,386	181,616
Discount on long-term debt		0
Debt issuance costs		0
Miscellaneous	150	1,200
Assessment Refunds	0	33,294
Refunding costs		0
TOTAL COSTS	459,141	2,735,443
PROJECT REVENUES		
Tax increments	446,096	2,644,880
Interest income	3,874	24,246
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	22,198	172,741
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	472,168	2,841,867
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	(13,027)	(106,424)

TIF 21: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	446,096	2,644,880
Interest income	3,874	24,246
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	22,198	172,741
Misc. revenues-other	0	0
Transfers from other funds	0	0
Proceeds from long-term debt	0	0
Advances from other funds		0
TOTAL SOURCES	472,168	2,841,867
USES OF FUNDS		
Capital expenditures-Dev. Grant (PAYGO)	408,710	2,413,262
Planning, legal, consulting and engineering	5,635	73,439
Administration	7,260	32,632
Interest and fiscal charges	37,386	181,616
Discount on long-term debt	0	0
Debt issuance costs	0	0
Miscellaneous	150	1,200
Assessment Refunds	0	33,294
Refunding costs	0	0
Principal on Debt	0	0
Principal on Advances	0	0
TOTAL USES	459,141	2,735,443
BEGINNING FUND BALANCE (DEFICIT)	93,397	
ENDING FUND BALANCE (DEFICIT)	106,424	106,424
LONG-TERM DEBT OUTSTANDING 12/31		0
DUE TO GENERAL FUND 12/31		0

TIF 21: SCHEDULE 3 Detailed summary of project costs from date of creation through

December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	73,439	25,000
Development Incentives & Cash Grants	2,413,262	3,500,000
Administration	32,632	25,000
Interest and fiscal charges	181,616	495,671
Discount on long-term debt	0	0
Debt issuance costs	0	0
Refunding costs	0	0
Assessment Refunds	33,294	0
Miscellaneous	1,200	0
TOTAL PROJECT COSTS	2,735,443	4,045,671

TIF 21: SCHEDULE 4

NOTE 2 - Long-Term Debt

	Original Amt. Borr.	Repaid	Balance 12/31/20
Description of individual debt issues			
No Debt Issued	-----	-----	-----
	--	---	-
Totals	0	0	0
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
No Debt Issued	-----	-----	-----
	--	---	-
	0	0	0

PAYGO Agreement with Developer

Balance remaining on PAYGO (Original Amount \$3.5m)	\$ 1,086,738
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Note: The City is obligated to pay this only if there is adequate tax increment to support the payment.
It is anticipated that the PAYGO will be paid off early and in full in 2023.

TID 22TIF 22: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures		3,000,303
Planning, legal, consulting engineering	15,135	103,197
Administration	7,260	33,400
Interest and fiscal charges	82,648	464,573
Discount on long-term debt		0
Debt issuance costs	13,066	54,176
Bond Paying Agent Fee	513	2,312
Miscellaneous	150	2,069
Refunding costs		0
TOTAL COSTS	118,772	3,660,030
PROJECT REVENUES		
Tax increments	677,944	2,274,222
Interest income	14,618	57,727
Special assessments		0
Sale of property		0
Misc. Revenues-computer aid	102,726	129,820
Misc. revenues-other		0
PILOT-Developer Guarantee	25,486	248,709
Premium on bond issuance		127,084
TOTAL REVENUES	820,774	2,837,562
NET COST RECOVERABLE THROUGH TAX INCREMENT	(702,002)	822,468

TIF 22: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	677,944	2,274,222
Interest income	14,618	57,727
Special assessments	0	0
Sale of property	0	0
Misc. Revenues-computer aid	102,726	129,820
Misc. revenues-other		0
PILOT-Developer Guarantee	25,486	248,709
Transfers from other funds	0	127,084
Proceeds from long-term debt	0	3,430,000
Proceeds from Refunding Bonds	1,090,000	1,090,000
Premium on bond issuance	0	0
TOTAL SOURCES	1,910,774	7,357,562
USES OF FUNDS		
Capital expenditures	0	3,000,303
Planning, legal, consulting engineering	15,135	103,197
Administration	7,260	33,400
Interest and fiscal charges	82,648	464,573
Discount on long-term debt	0	0
Debt issuance costs	13,066	54,176
Bond Paying Agent Fee	513	2,312
Miscellaneous	150	2,069
Refunding costs	0	0
Principal on long-term debt	375,000	1,415,000
Refunding principal on long-term debt	1,076,965	1,076,965
Principal on Advances	0	0
TOTAL USES	1,570,737	6,151,995
 BEGINNING FUND BALANCE (DEFICIT)	 865,530	
ENDING FUND BALANCE (DEFICIT)	1,205,567	1,205,567
 LONG-TERM DEBT OUTSTANDING 12/31		2,505,000
DUE TO GENERAL FUND 12/31		0

TIF 22: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	103,197	50,000
Development Incentives & Cash Grants	2,000,000	2,600,000
Public Infrastructure	1,000,303	1,400,000
Administration	33,400	50,000
Interest and fiscal charges	464,573	780,000
Discount on long-term debt	41,110	0
Debt issuance costs	13,066	0
Refunding costs	0	0
Miscellaneous	4,381	0
TOTAL PROJECT COSTS	3,660,030	4,880,000

TIF 22: SCHEDULE 4

NOTE 2 - Long-Term Debt

Description of individual debt issues	Original Amount Borrowed	Repaid	Balance 12/31/20
2015 Taxable G.O. Promissory Notes	2,030,000	870,000	1,160,000
2015 G.O. Promissory Notes	1,000,000	1,000,000	0
2016 G.O. Promissory Notes	400,000	145,000	255,000
2020 D G.O. Refunding Notes	1,090,000	0	1,090,000
Totals	4,520,000	2,015,000	2,505,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
2021	420,000	40,186	460,186
2022	415,000	31,899	446,899
2023	1,190,000	22,245	1,212,245
2024	480,000	9,270	489,270
	2,505,000	103,600	2,608,600

TID 23TIF 23: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures		0
Planning, legal, consulting engineering	5,635	41,546
Administration	7,260	32,620
Interest and fiscal charges	20,327	148,060
Discount on long-term debt		0
Debt issuance costs		31,975
Bond Paying Agent Fee	475	1,425
Miscellaneous	150	1,958
Development Grants		975,000
TOTAL COSTS	33,847	1,232,584
PROJECT REVENUES		
Tax increments	158,428	803,353
Interest income	3,791	16,002
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	322	1,636
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	162,541	820,991
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	(128,694)	411,593

TIF 23: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	158,428	803,353
Interest income	3,791	16,002
Special assessments	0	0
Sale of property	0	0
Misc. revenues-computer aid	322	1,636
Misc. revenues-other	0	0
Transfers from other funds	0	0
Proceeds from long-term debt	0	1,090,000
TOTAL SOURCES	162,541	1,910,991
USES OF FUNDS		
Capital expenditures	0	0
Planning, legal, consulting engineering	5,635	41,546
Administration	7,260	32,620
Interest and fiscal charges	20,327	148,060
Discount on long-term debt	0	0
Debt issuance costs	0	31,975
Bond Paying Agent Fee	475	1,425
Miscellaneous	150	1,958
Development Grants	0	975,000
Principal on long-term debt	145,000	385,000
TOTAL USES	178,847	1,617,584
BEGINNING FUND BALANCE (DEFICIT)	309,713	0
ENDING FUND BALANCE (DEFICIT)	293,407	293,407
LONG-TERM DEBT OUTSTANDING 12/31	705,000	
DUE TO GENERAL FUND 12/31	0	

TIF 23: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	41,546	25,000
Special Projects and Other Eligible Costs	0	100,000
Development Incentives & Cash Grants	975,000	975,000
Administration	32,620	25,000
Interest and fiscal charges	148,060	472,765
Discount on long-term debt	0	0
Debt issuance costs	31,975	0
Miscellaneous	3,383	0
TOTAL PROJECT COSTS	1,232,584	1,597,765

TIF 23: SCHEDULE 4

NOTE 2 - Long-Term Debt

	Original Amt. Borr.	Repaid	Balance 12/31/20
Description of individual debt issues			
2014 Taxable Promissory Notes	1,090,000	385,000	705,000
Totals	1,090,000	385,000	705,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
2021	165,000	16,829	181,829
2022	170,000	12,723	182,723
2023	180,000	8,080	188,080
2024	190,000	2,803	192,803
	705,000	40,435	745,435

TIF 24: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures		0
Planning, legal, consulting engineering	6,085	13,465
Development Incentives and Cash Grants		0
Administration	7,260	12,490
Interest and fiscal charges		9
Discount on long-term debt		0
Debt issuance costs		0
Bond Paying Agent Fee		0
Miscellaneous	150	1,933
Development Grants-PAYGO		0
TOTAL COSTS	13,495	27,897
PROJECT REVENUES		
Tax increments		0
Interest income	(240)	(504)
Special assessments		0
Sale of property		0
Misc. revenues-computer aid		0
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	(240)	(504)
NET COST RECOVERABLE THROUGH TAX INCREMENT	13,735	28,401

TIF 24: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	0	0
Interest income	(240)	(504)
Special assessments	0	0
Sale of property	0	0
Miscellaneous revenues	0	0
Transfers from other funds	0	0
Proceeds from long-term debt		0
TOTAL SOURCES	(240)	(504)
USES OF FUNDS		
Capital expenditures	0	0
Planning, legal, consulting engineering	6,085	13,465
Development Incentives and Cash Grants	0	0
Administration	7,260	12,490
Interest and fiscal charges	0	9
Discount on long-term debt	0	0
Debt issuance costs	0	0
Bond Paying Agent Fee	0	0
Miscellaneous	150	1,933
Development Grants-PAYGO	0	0
Principal on long-term debt		0
TOTAL USES	13,495	27,897
BEGINNING FUND BALANCE (DEFICIT)	(14,666)	0
ENDING FUND BALANCE (DEFICIT)	(28,401)	(28,401)
LONG-TERM DEBT OUTSTANDING 12/31		0
DUE TO GENERAL FUND 12/31		28,401

TIF 24: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	13,465	150,000
Special Projects and Other Eligible Costs	0	1,200,000
Development Incentives & Cash Grants	0	5,000,000
Public Infrastructure	0	7,000,000
Administration	12,490	300,000
Interest and fiscal charges	9	1,600,000
Capitalized Interest	0	160,000
Debt issuance costs	0	0
Miscellaneous	1,933	0
TOTAL PROJECT COSTS	27,897	15,410,000

TIF 25: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures		0
Planning, legal, consulting engineering	5,635	37,352
Development Incentives and Cash Grants	126,500	1,594,866
Administration	7,260	38,446
Interest and fiscal charges	17,633	87,267
Discount on long-term debt		0
Debt issuance costs		20,883
Bond Paying Agent Fee	475	1,425
Miscellaneous	150	1,750
Development Grants-PAYGO		0
TOTAL COSTS	157,653	1,781,989
PROJECT REVENUES		
Tax increments	280,961	884,371
Interest income	1,427	7,430
Special assessments		0
Sale of property		0
Misc. revenues-computer aid	307	3,032
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	282,695	894,833
NET COST RECOVERABLE THROUGH TAX INCREMENT	(125,042)	887,156

TIF 25: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	280,961	884,371
Interest income	1,427	7,430
Special assessments	0	0
Sale of property	0	0
Miscellaneous revenues	307	3,032
Transfers from other funds	0	0
Proceeds from long-term debt		1,200,000
TOTAL SOURCES	282,695	2,094,833
USES OF FUNDS		
Capital expenditures	0	0
Planning, legal, consulting engineering	5,635	37,352
Development Incentives and Cash Grants	126,500	1,594,866
Administration	7,260	38,446
Interest and fiscal charges	17,633	87,267
Discount on long-term debt	0	0
Debt issuance costs	0	20,883
Bond Paying Agent Fee	475	1,425
Miscellaneous	150	1,750
Development Grants-PAYGO	0	0
Principal on long-term debt	145,000	430,000
TOTAL USES	302,653	2,211,989
BEGINNING FUND BALANCE (DEFICIT)	(97,198)	0
ENDING FUND BALANCE (DEFICIT)	(117,156)	(117,156)
LONG-TERM DEBT OUTSTANDING 12/31		770,000
DUE TO GENERAL FUND 12/31		0

TIF 25: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Planning, legal, consulting and engineering	37,352	125,000
Special Projects and Other Eligible Costs	0	0
Development Incentives & Cash Grants	1,594,866	2,875,000
Public Infrastructure	0	60,000
Administration	38,446	60,000
Interest and fiscal charges	87,267	265,635
Capitalized Interest	0	51,229
Debt issuance costs	20,883	0
Miscellaneous	3,175	0
TOTAL PROJECT COSTS	1,781,989	3,436,864

TIF 25: SCHEDULE 4

NOTE 2 - Long-Term Debt

	Original Amt. Borr.	Repaid	Balance 12/31/20
Description of individual debt issues			
2016 E.G.O. Promissory Note	1,200,000	430,000	770,000
Totals	1,200,000	430,000	770,000

Aggregate maturities of all long-term debt

Calendar year	Principal	Interest	Totals
2021	150,000	15,603	165,603
2022	150,000	13,203	163,203
2023	155,000	10,428	165,428
2024	155,000	7,250	162,250
2025	160,000	3,840	163,840
	770,000	50,323	820,323

TID 26TIF 26: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures		0
Planning, legal, consulting engineering	5,635	28,385
Development Incentives and Cash Grants		0
Administration	7,260	7,260
Interest and fiscal charges		0
Discount on long-term debt		0
Debt issuance costs		0
Bond Paying Agent Fee		0
Miscellaneous	150	1,478
Development Grants-PAYGO		0
TOTAL COSTS	13,045	37,123
PROJECT REVENUES		
Tax increments		0
Interest income	(324)	(404)
Special assessments		0
Sale of property		0
Misc. revenues-computer aid		0
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	(324)	(404)
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	13,369	37,527

TIF 26: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	0	0
Interest income	(324)	(404)
Special assessments	0	0
Sale of property	0	0
Miscellaneous revenues	0	0
Transfers from other funds	0	0
Proceeds from long-term debt		0
TOTAL SOURCES	(324)	(404)
USES OF FUNDS		
Capital expenditures	0	0
Planning, legal, consulting engineering	5,635	28,385
Development Incentives and Cash Grants	0	0
Administration	7,260	7,260
Interest and fiscal charges	0	0
Discount on long-term debt	0	0
Debt issuance costs	0	0
Bond Paying Agent Fee	0	0
Miscellaneous	150	1,478
Development Grants-PAYGO	0	0
Principal on long-term debt	0	0
TOTAL USES	13,045	37,123
BEGINNING FUND BALANCE (DEFICIT)	(24,158)	0
ENDING FUND BALANCE (DEFICIT)	(37,527)	(37,527)
LONG-TERM DEBT OUTSTANDING 12/31		0
DUE TO GENERAL FUND 12/31		37,527

TIF 26: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Development Incentives	0	12,000,000
Road, Utility, Stormwater and Streetscape	0	440,000
Other Improvements	0	1,110,000
Property Acquisitions	0	200,000
Environmental Remediation	0	250,000
Administration, Legal, Professional Consultants	35,645	525,000
Interest and fiscal charges	0	803,019
Capitalized Interest	0	0
Debt issuance costs	0	0
Miscellaneous	1,478	0
TOTAL PROJECT COSTS	37,123	15,328,019

TIF 26: SCHEDULE 4
NOTE 2 - Long-Term Debt

	Original Amt. Borr.	Repaid	Balance 12/31/20
Description of individual debt issues			
No Debt Issued	-	-	-
Totals	-	-	-
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
No Debt Issued	-	-	-
	-	-	-

TID 27TIF 27: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures		0
Planning, legal, consulting engineering	15,000	15,000
Development Incentives and Cash Grants		0
Administration	0	0
Interest and fiscal charges		0
Discount on long-term debt		0
Debt issuance costs		0
Bond Paying Agent Fee		0
Miscellaneous	1,000	1,000
Development Grants-PAYGO	137,493	137,493
TOTAL COSTS	153,493	153,493
PROJECT REVENUES		
Tax increments		0
Interest income	(70)	(70)
Special assessments		0
Sale of property		0
Misc. revenues-computer aid		0
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	(70)	(70)
NET COST RECOVERABLE THROUGH TAX INCREMENT	153,563	153,563

TIF 27: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	0	0
Interest income	(70)	(70)
Special assessments	0	0
Sale of property	0	0
Miscellaneous revenues	0	0
Transfers from other funds	0	0
Proceeds from long-term debt		0
TOTAL SOURCES	(70)	(70)
USES OF FUNDS		
Capital expenditures	0	0
Planning, legal, consulting engineering	15,000	15,000
Development Incentives and Cash Grants	0	0
Administration	0	0
Interest and fiscal charges	0	0
Discount on long-term debt	0	0
Debt issuance costs	0	0
Bond Paying Agent Fee	0	0
Miscellaneous	1,000	1,000
Development Grants-PAYGO	137,493	137,493
Principal on long-term debt	0	0
TOTAL USES	153,493	153,493
BEGINNING FUND BALANCE (DEFICIT)	0	0
ENDING FUND BALANCE (DEFICIT)	(153,563)	(153,563)
LONG-TERM DEBT OUTSTANDING 12/31		0
DUE TO GENERAL FUND 12/31		16,070

TIF 27: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Development Incentives	137,493	3,700,000
Road, Utility, Stormwater and Streetscape	0	400,000
Other Improvements	0	517,000
Property Acquisitions	0	0
Environmental Remediation	0	0
Administration, Legal, Professional Consultants	15,000	169,000
Interest and fiscal charges	0	90,795
Capitalized Interest	0	0
Debt issuance costs	0	0
Miscellaneous	1,000	0
TOTAL PROJECT COSTS	153,493	4,876,795

TIF 27: SCHEDULE 4
NOTE 2 - Long-Term Debt

	Original Amt. Borr.	Repaid	Balance 12/31/20
Description of individual debt issues			
No Debt Issued	-	-	-
Totals	-	-	-
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
No Debt Issued	-	-	-
	-	-	-

TID 28TIF 28: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures		0
Planning, legal, consulting engineering	14,100	14,100
Development Incentives and Cash Grants		0
Administration	0	0
Interest and fiscal charges		0
Discount on long-term debt		0
Debt issuance costs		0
Bond Paying Agent Fee		0
Miscellaneous	1,000	1,000
Development Grants-PAYGO	0	0
TOTAL COSTS	15,100	15,100
PROJECT REVENUES		
Tax increments		0
Interest income	(52)	(52)
Special assessments		0
Sale of property		0
Misc. revenues-computer aid		0
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	(52)	(52)
NET COST RECOVERABLE THROUGH TAX INCREMENT		
	15,152	15,152

TIF 28: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	0	0
Interest income	(52)	(52)
Special assessments	0	0
Sale of property	0	0
Miscellaneous revenues	0	0
Transfers from other funds	0	0
Proceeds from long-term debt		0
TOTAL SOURCES	(52)	(52)
USES OF FUNDS		
Capital expenditures	0	0
Planning, legal, consulting engineering	14,100	14,100
Development Incentives and Cash Grants	0	0
Administration	0	0
Interest and fiscal charges	0	0
Discount on long-term debt	0	0
Debt issuance costs	0	0
Bond Paying Agent Fee	0	0
Miscellaneous	1,000	1,000
Development Grants-PAYGO	0	0
Principal on long-term debt	0	0
TOTAL USES	15,100	15,100
BEGINNING FUND BALANCE (DEFICIT)	0	0
ENDING FUND BALANCE (DEFICIT)	(15,152)	(15,152)
LONG-TERM DEBT OUTSTANDING 12/31		0
DUE TO GENERAL FUND 12/31		15,152

TIF 28: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Development Incentives	0	6,825,000
Road, Utility, Stormwater and Streetscape	0	0
Other Improvements	0	0
Property Acquisitions	0	0
Environmental Remediation	0	0
Administration, Legal, Professional Consultants	14,100	200,618
Interest and fiscal charges	0	0
Capitalized Interest	0	0
Debt issuance costs	0	0
Miscellaneous	1,000	0
TOTAL PROJECT COSTS	15,100	7,025,618

TIF 28: SCHEDULE 4
NOTE 2 - Long-Term Debt

	Original Amt. Borr.	Repaid	Balance 12/31/20
Description of individual debt issues			
No Debt Issued	-	-	-
Totals	-	-	-
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
No Debt Issued	-	-	-
	-	-	-

TIF 29: SCHEDULE 1 - Historical summary of project costs, revenues, and net cost
to be recovered through tax increments

	Year Ended 12/31/20	Project To Date
PROJECT COSTS		
Capital expenditures		0
Planning, legal, consulting engineering	29,750	29,750
Development Incentives and Cash Grants		0
Administration	0	0
Interest and fiscal charges		0
Discount on long-term debt		0
Debt issuance costs		0
Bond Paying Agent Fee		0
Miscellaneous	1,000	1,000
Development Grants-PAYGO	0	0
TOTAL COSTS	30,750	30,750
PROJECT REVENUES		
Tax increments		0
Interest income	(45)	(45)
Special assessments		0
Sale of property		0
Misc. revenues-computer aid		0
Misc. revenues-other		0
Transfers from other funds		0
TOTAL REVENUES	(45)	(45)
NET COST RECOVERABLE THROUGH TAX INCREMENT	30,795	30,795

TIF 29: SCHEDULE 2 Summary of sources, uses, and status of funds

	Year Ended 12/31/20	Project To Date
SOURCES OF FUNDS		
Tax increments	0	0
Interest income	(45)	(45)
Special assessments	0	0
Sale of property	0	0
Miscellaneous revenues	0	0
Transfers from other funds	0	0
Proceeds from long-term debt		0
TOTAL SOURCES	(45)	(45)
USES OF FUNDS		
Capital expenditures	0	0
Planning, legal, consulting engineering	29,750	29,750
Development Incentives and Cash Grants	0	0
Administration	0	0
Interest and fiscal charges	0	0
Discount on long-term debt	0	0
Debt issuance costs	0	0
Bond Paying Agent Fee	0	0
Miscellaneous	1,000	1,000
Development Grants-PAYGO	0	0
Principal on long-term debt	0	0
TOTAL USES	30,750	30,750
BEGINNING FUND BALANCE (DEFICIT)	0	0
ENDING FUND BALANCE (DEFICIT)	(30,795)	(30,795)
LONG-TERM DEBT OUTSTANDING 12/31	0	
DUE TO GENERAL FUND 12/31	30,795	

TIF 29: SCHEDULE 3 Detailed summary of project costs from date of creation through
December 31, 2020

	Project to Date	Project Plan Estimate
Capital Expenditures:		
Development Incentives	0	7,109,113
Road, Utility, Stormwater and Streetscape	0	800,000
Other Improvements	0	0
Property Acquisitions	0	0
Environmental Remediation	0	60,000
Administration, Legal, Professional Consultants	29,750	378,014
Interest and fiscal charges	0	91,083
Capitalized Interest	0	0
Debt issuance costs	0	0
Miscellaneous	1,000	0
TOTAL PROJECT COSTS	30,750	8,438,210

TIF 29: SCHEDULE 4
NOTE 2 - Long-Term Debt

	Original Amt. Borr.	Repaid	Balance 12/31/20
Description of individual debt issues			
No Debt Issued	-	-	-
Totals	-	-	-
Aggregate maturities of all long-term debt			
Calendar year	Principal	Interest	Totals
No Debt Issued	-	-	-
	-	-	-

05 - Staff Information

Kevin Lahner

City Administrator

Tel 262-524-3701

klahner@waukesha-wi.gov

Jennifer Andrews

Community Development Director

Tel 262-524-3750

jandrews@waukesha-wi.gov

Denise Vandenbush-Kohlmann

Financial Projects Manager

Tel 262-524-3672

dv-kohlmann@waukesha-wi.gov

Bridget Souffrant

Finance Director

Tel 262-524-3851

bsouffrant@waukesha-wi.gov

06 - City Information

Company

Community Development
201 Delafield St. Room 200
Waukesha, WI 53188

262-524-3750

www.waukesha-wi.gov

