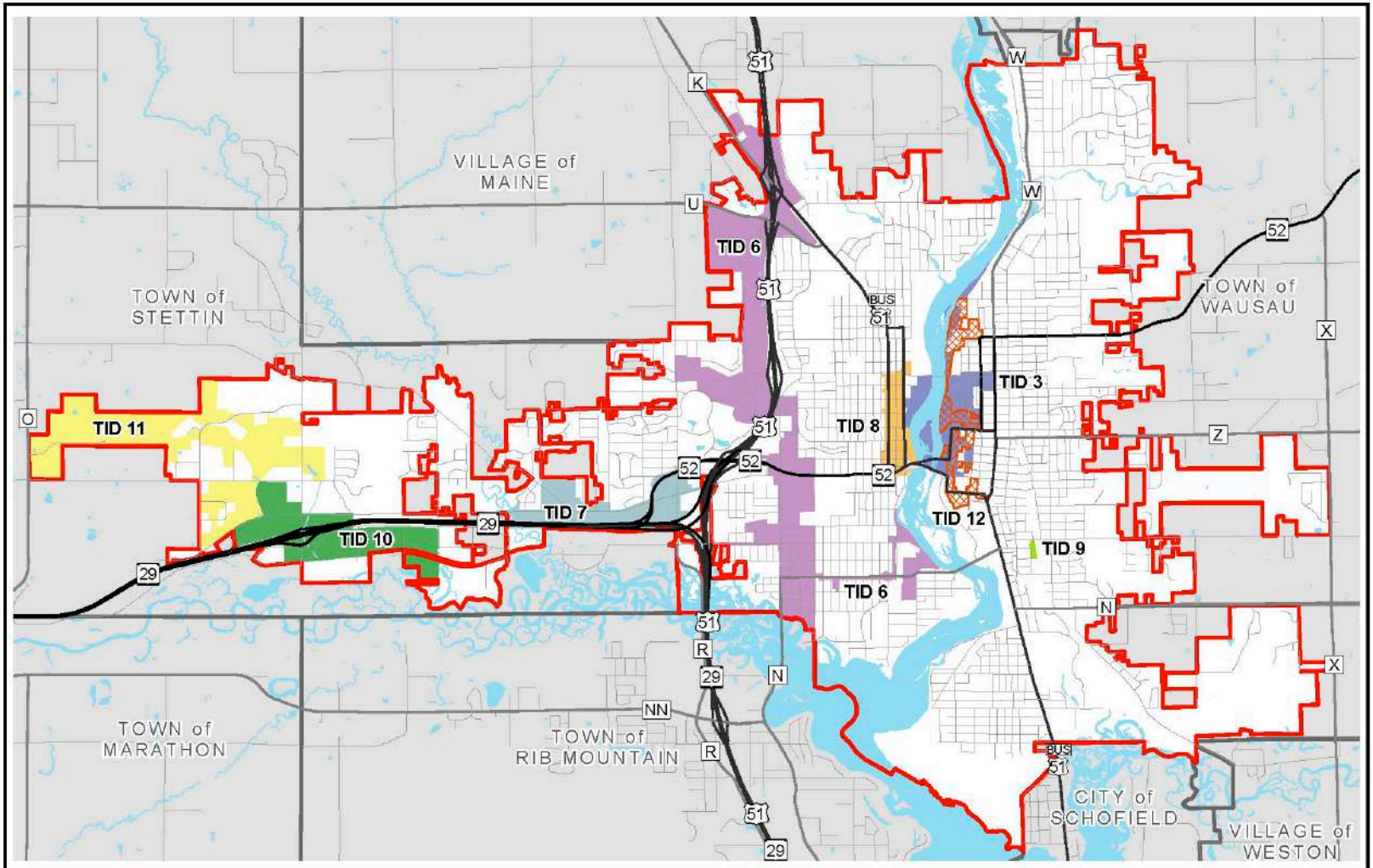


**City of Wausau**  
**2020 TID FINANCIAL REPORT**



- NOTES:
1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
  2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
  3. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.

## Tax Incremental Districts

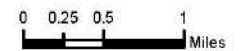
CITY OF WAUSAU

Marathon County Wisconsin

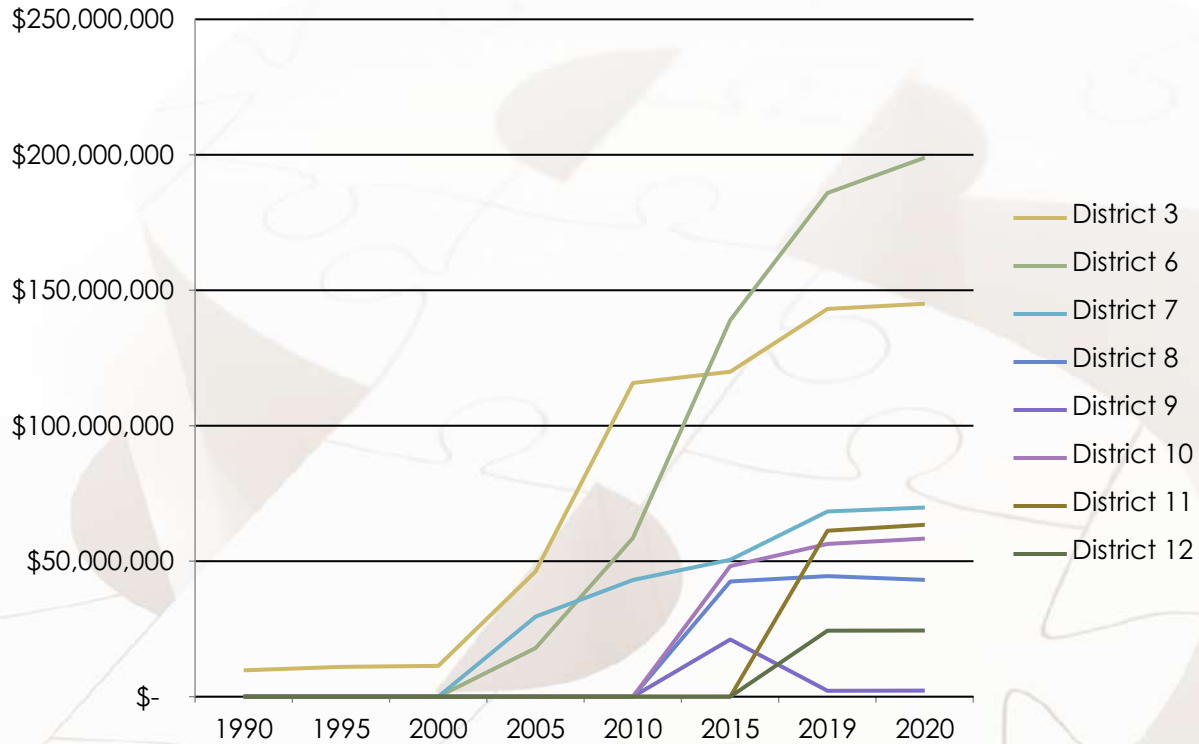
Date: 4/15/2020

### Legend

- TID 3
- TID 6
- TID 7
- TID 8
- TID 9
- TID 10
- TID 11
- TID 12



# TID VALUE



	1990	1995	2000	2005	2010	2015	2019	2020
District 3	\$9,719,600	\$10,989,700	\$11,377,100	\$46,201,500	\$115,776,400	\$119,919,400	\$143,102,900	\$145,034,800
District 5	\$0	\$105,900	\$11,962,200	\$18,300,700	\$45,633,600	\$48,176,800	\$34,453,200	\$0
District 6	\$0	\$0	\$0	\$17,932,100	\$58,568,400	\$138,977,200	\$185,917,600	\$198,944,700
District 7	\$0	\$0	\$0	\$29,525,900	\$43,049,900	\$50,526,800	\$68,348,900	\$69,814,300
District 8	\$0	\$0	\$0	\$0	\$0	\$42,521,400	\$44,493,800	\$43,117,700
District 9	\$0	\$0	\$0	\$0	\$0	\$2,118,800	\$2,174,900	\$2,233,900
District 10	\$0	\$0	\$0	\$0	\$0	\$48,180,500	\$56,367,200	\$58,352,700
District 11							\$61,254,900	\$63,434,900
District 12							\$24,348,300	\$24,402,300

# TID #3 – Downtown Development

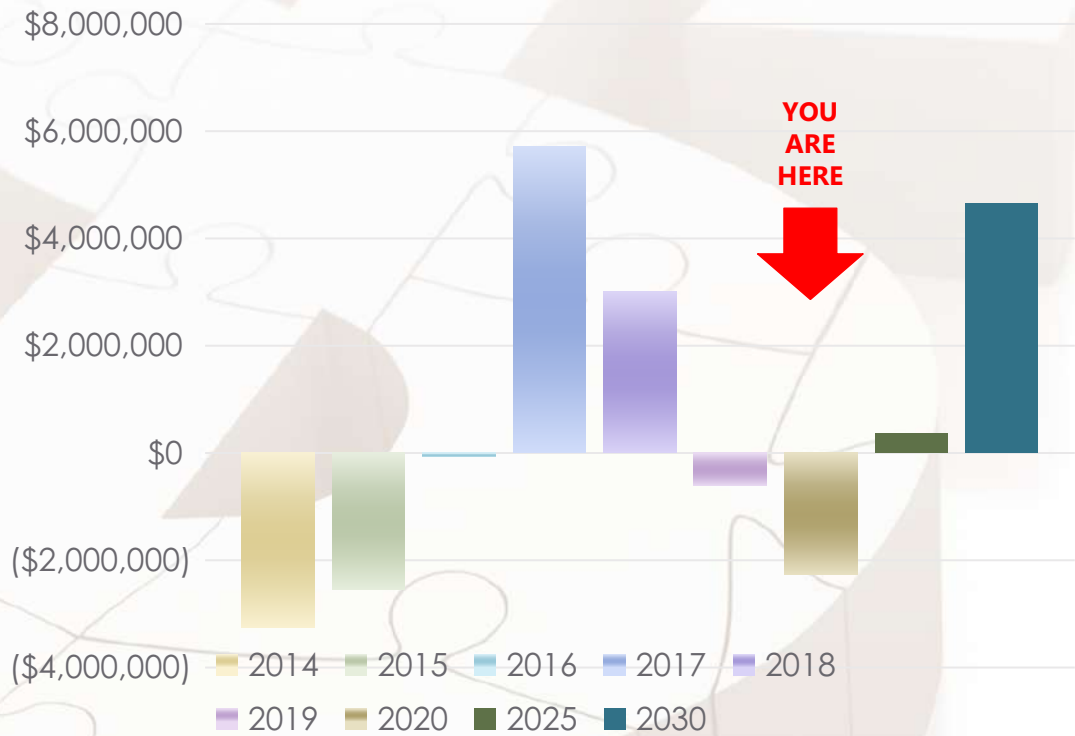
## TID #3 FUND BALANCE PROJECTION

12/31/20 Fund Deficit  
(\$2,263,060)

Current Projects:  
None

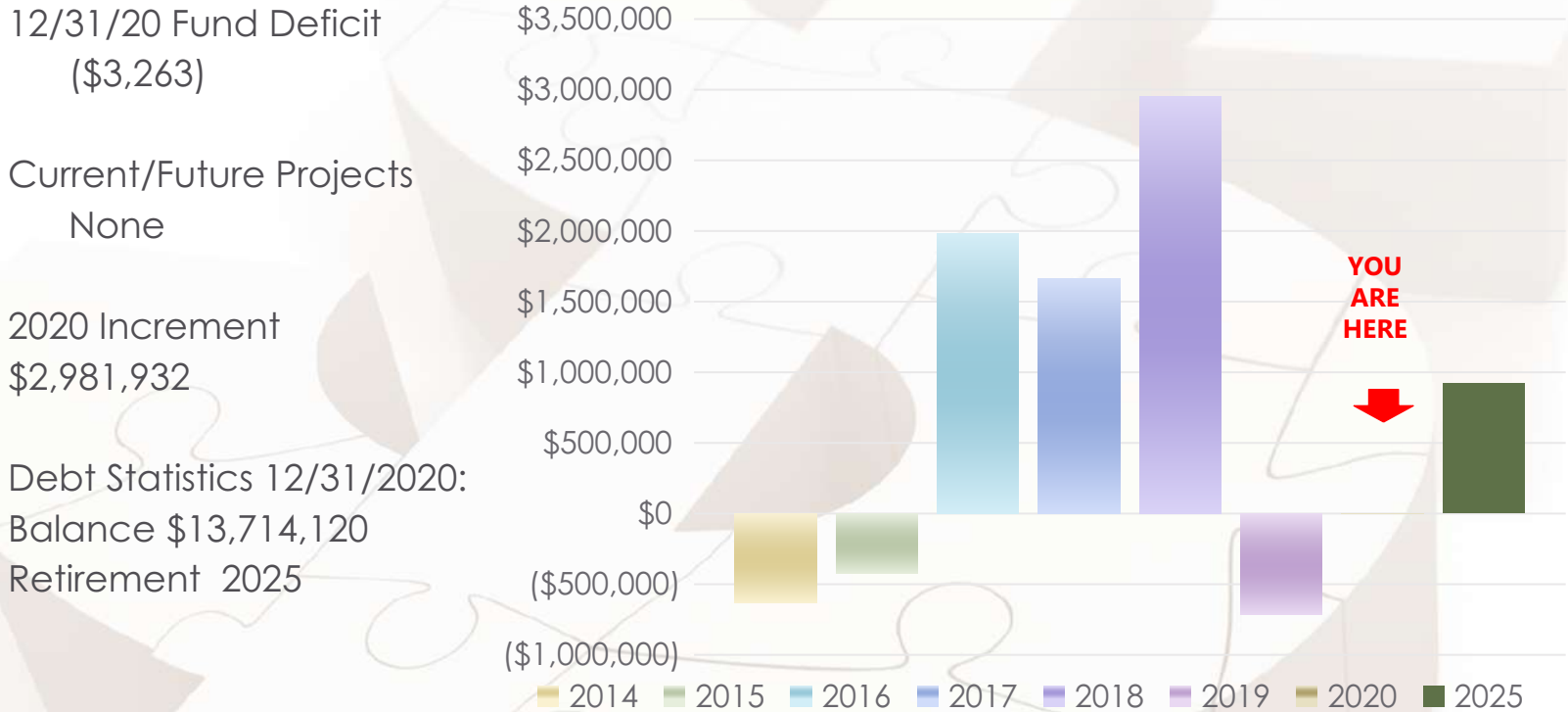
2020 Increment:  
\$2,646,873

Debt Statistics 12/31/2020:  
Balance \$18,601,247  
Retirement 2031



# TID #6 – West Side Development

## TID #6 FUND BALANCE PROJECTION



# TID #7 – West Side Development

## TID #7 FUND BALANCE PROJECTION

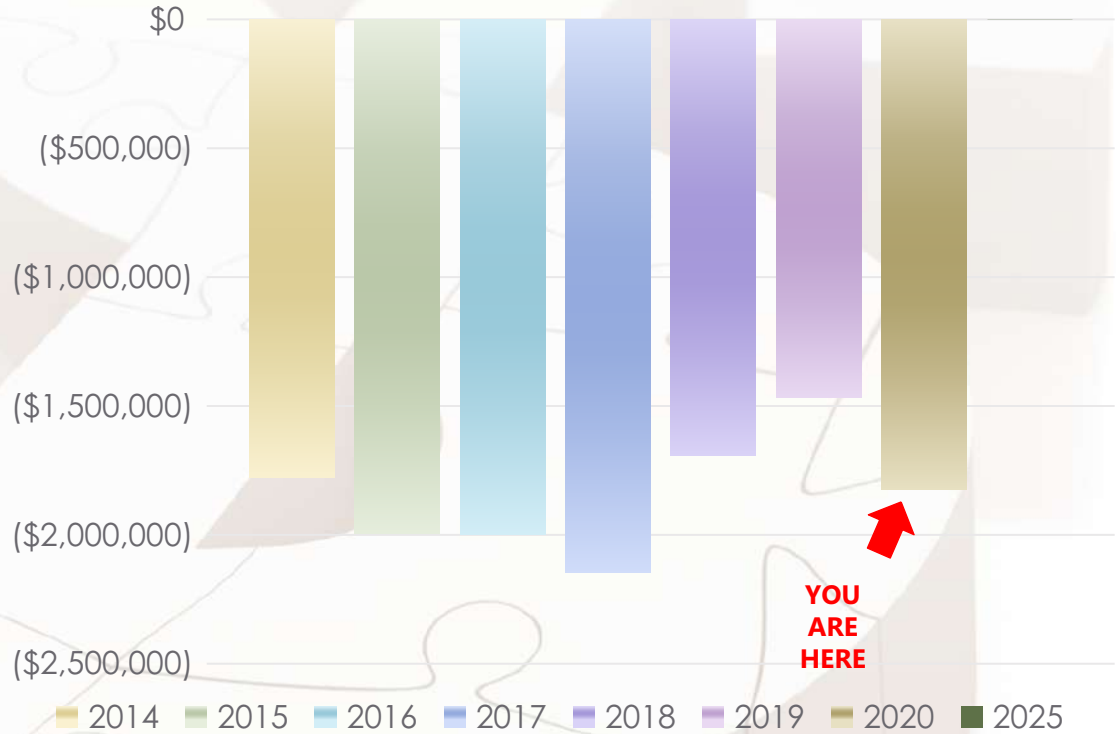
12/31/20 Fund Deficit  
(\$1,824,331)

Current/Future Projects  
None

2020 Increment:  
\$1,024,683

Debt Statistics 12/31/2020:  
Balance \$80,000

Increment Sharing TID #12





# TID #8 – Near West Side

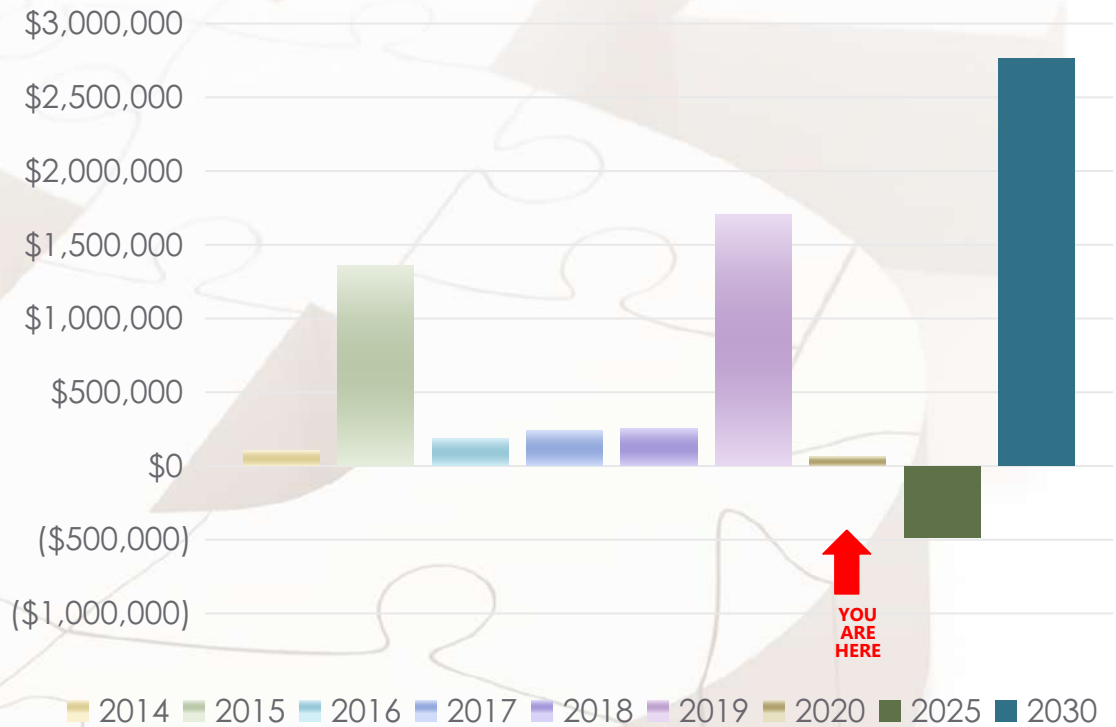
## TID #8 FUND BALANCE PROJECTION

12/31/20 Fund Balance:  
\$63,209

Current/Future Projects  
• Multi housing developer grants

2020 Increment: \$239,784

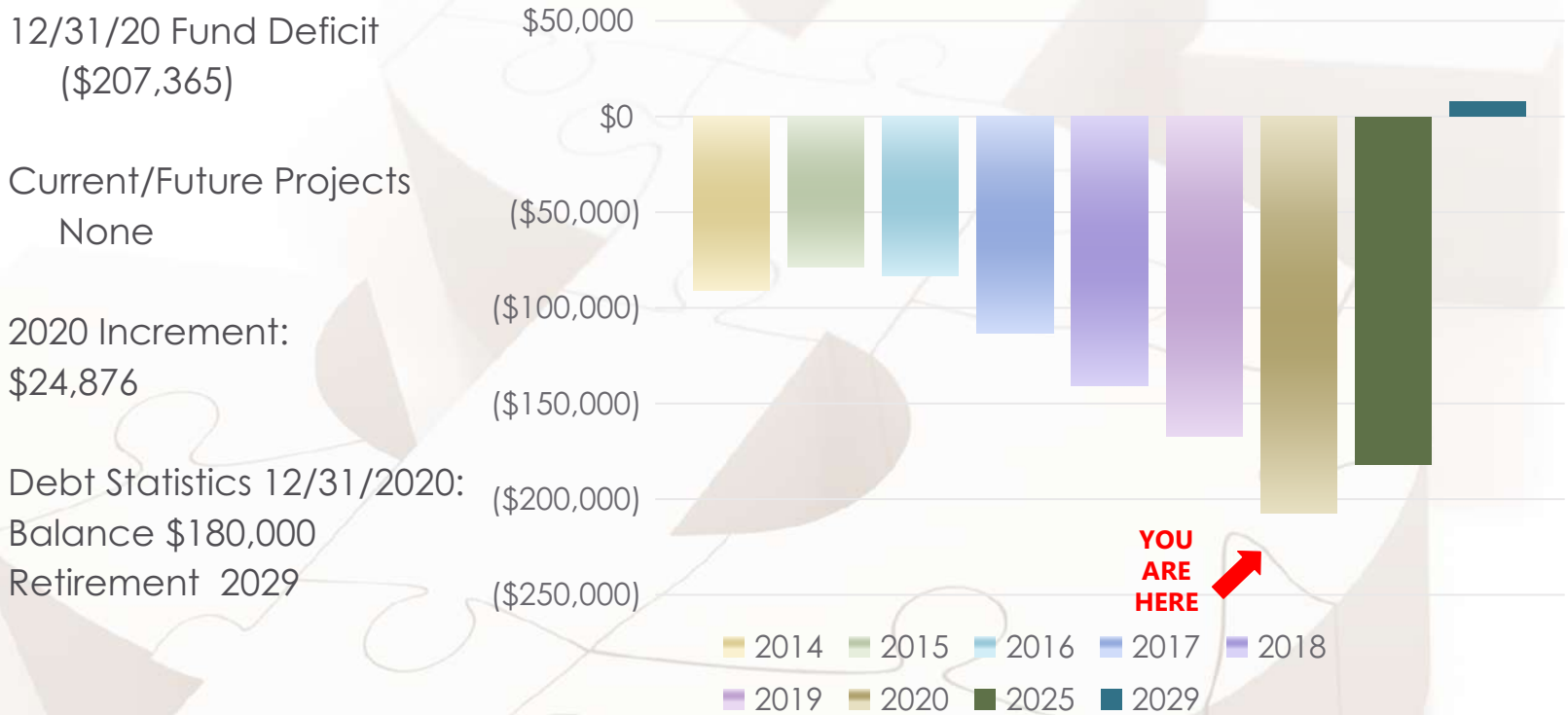
Debt Statistics 12/31/2020:  
Balance \$4,913,168  
Retirement 2032





# TID #9 – Big Bull Falls

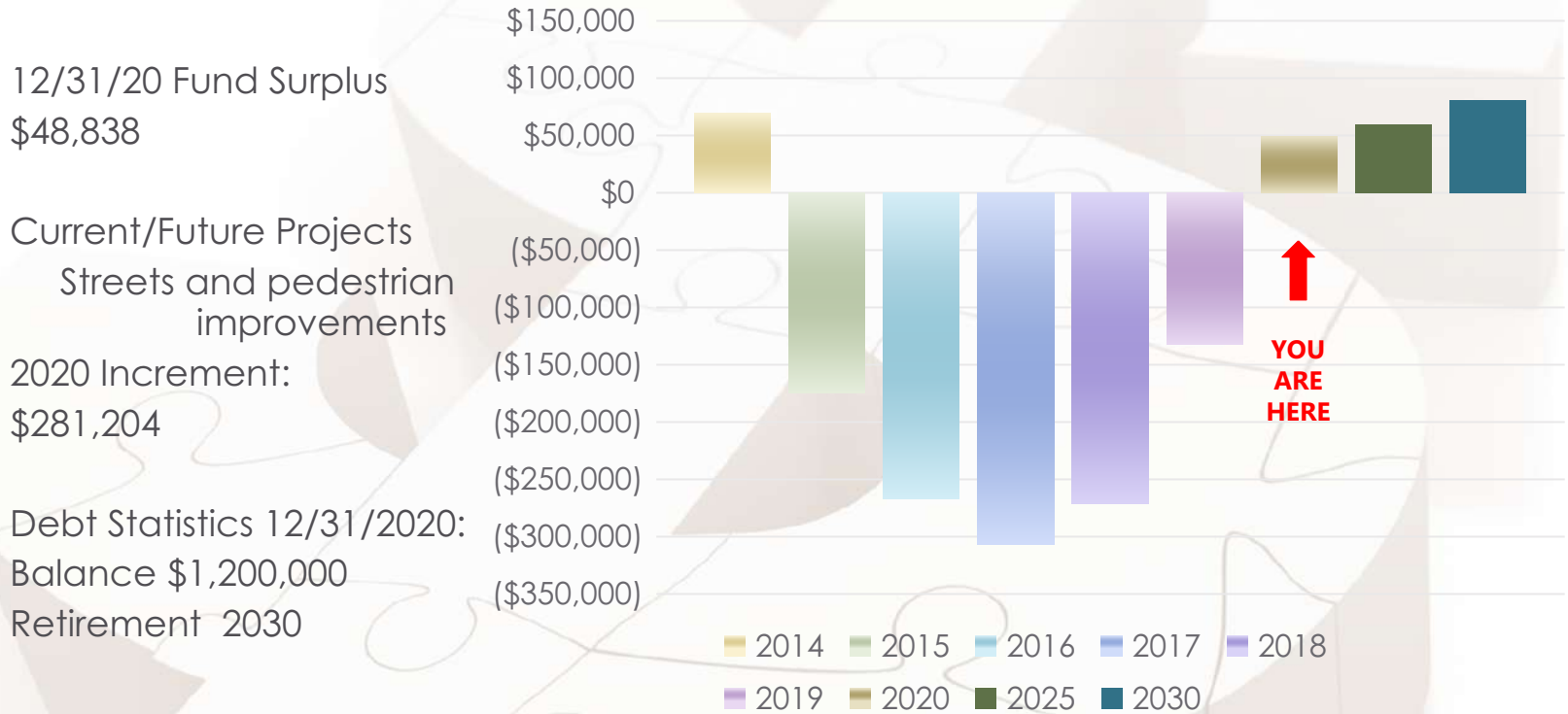
## TID #9 FUND BALANCE PROJECTION





# TID #10 – Business Campus

## TID #10 FUND BALANCE PROJECTION



12/31/20 Fund Surplus  
\$48,838

Current/Future Projects  
Streets and pedestrian  
improvements

2020 Increment:  
\$281,204

Debt Statistics 12/31/2020:  
Balance \$1,200,000  
Retirement 2030

**YOU  
ARE  
HERE**

- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2025
- 2030

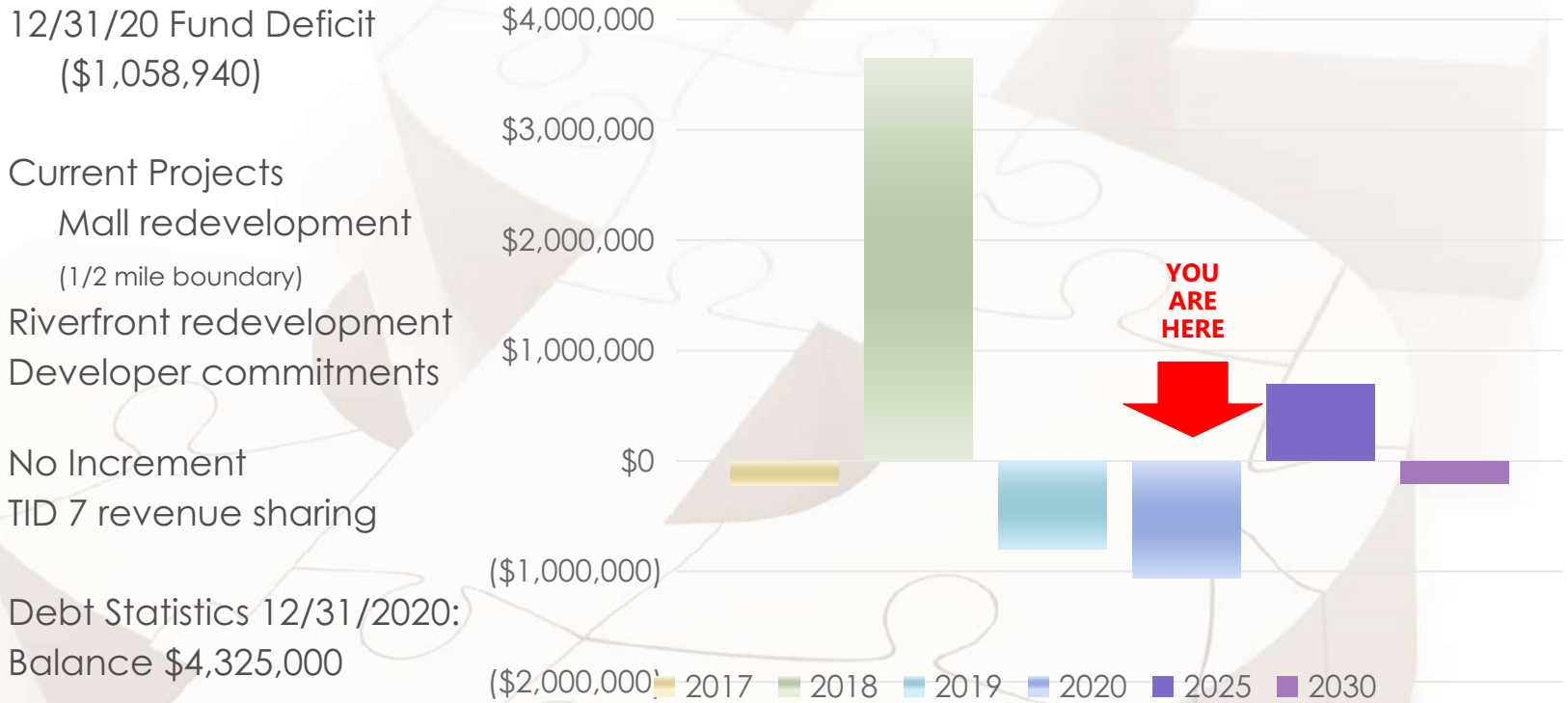
# TID #11 – Business Campus Expansion

## TID #11 FUND BALANCE PROJECTION

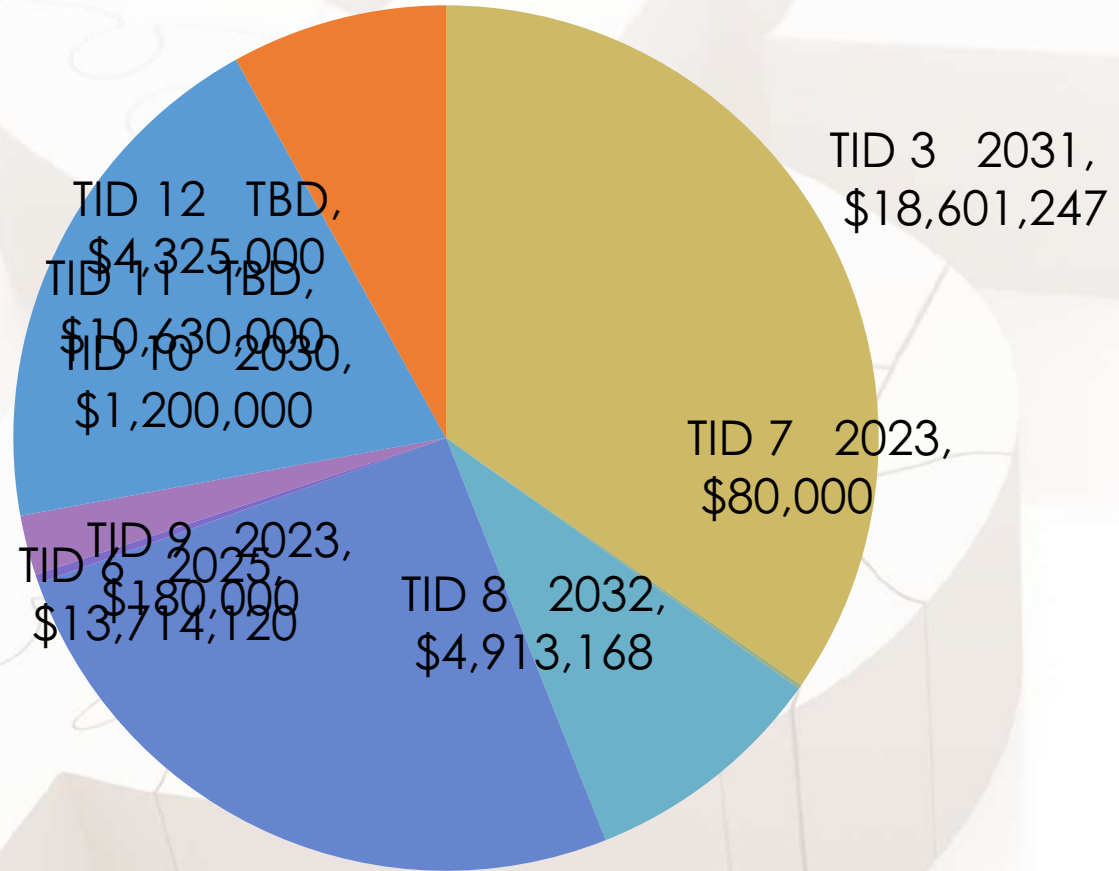


# TID #12 – Downtown/Riverfront/Mall

## TID #12 FUND BALANCE PROJECTION



# TID Debt Outstanding 12/31/2020





# Outstanding TID Obligations to Developers

- TID 3 – Riverfront - agreement under development with Riverlife Wausau LLC \$50,000
- TID 3 - Dudley Tower Skywalk
- TID 3 – Resurrection Church green space
- TID 8 – Schierl TFB MI – LLC increment grant \$141,938
- TID 8 – 1401 Elm Street LLC increment grant \$601,520
- TID 8 – Lockre Development \$1,700,000
- TID 8 – Nidus Hotel Redevelopment increment grant \$50,000
- TID 11 – GLC increment grant - \$6,400,000
- TID 12 – Macndon Ventures LLC \$82,026
- TID 12 – WOZ demolition grant \$3.5 million



# TID Expected Termination Date

DISTRICT	EXPECTED CLOSURE	MANDATED CLOSURE
TID 5	CLOSED	7/8/2020
TID 7	8/1/2025	1/10/2026
TID 6	5/10/2025	5/10/2025
TID 8	12/31/2028	04/10/2039
TID 9	12/31/2030	9/25/2039
TID 10	12/31/2030	9/10/2033
TID 3	9/1/2031	9/1/2031
TID 11	12/31/2031	7/11/2037
TID 12	7/18/2044	7/18/2044



# Future TID Amendments

- TID 12 – To add project costs in the 1/2 mile boundary for mall street grid
- TID 12 – To add project costs for additional improvements along the south riverfront and mall
-

