

City of Black River Falls
JOINT REVIEW BOARD – AGENDA

Tuesday – August 6, 2024 – 3:00 PM
City Hall – 101 S. Second Street, Black River Falls, WI

Join Zoom Meeting:

<https://us02web.zoom.us/j/87183479001?pwd=qSE7Ujm3OPqFYEyly8U6h2A4cEXXEe.1>

OR Dial: - 312-626-6799 Meeting ID: 871 8347 9001 Passcode: cityhall

1. Call to order.
2. Appoint Public Member – Action
3. Appoint Chairperson – Action
4. Review Annual PE-300 Reports and the performance and status of:
 - a. Tax Incremental District No. 3.
 - b. Tax Incremental District No. 4.
 - c. Tax Incremental District No. 5.
 - d. Tax Incremental District No. 6.
 - e. Tax Incremental District No. 7.
 - f. Tax Incremental District No. 8.
 - g. Tax Incremental District No. 9
5. **JRB RESOLUTION 2024-A** – A resolution acknowledging filing of annual reports and compliance with annual meeting requirement – Action
6. Adjourn.

Posted: June 25, 2024

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID

Co-muni code 27206	Municipality BLACK RIVER FALLS	County JACKSON	Due date 07/01/2024	Report type ORIGINAL
TID number 003	TID type 4	TID name Super Wal-Mart	Creation date 07/02/2002	Mandatory termination date 07/02/2028
				Expected termination date N/A

Section 2 – Beginning Balance

	Amount
TID fund balance at beginning of year	\$1,113,032

Section 3 – Revenue

	Amount
Tax increment	\$348,275
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Exempt Computer Aid	\$4,616
Source Exempt Personal Property Aid	\$5,350
Total Revenue (deposits)	\$358,241

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$10,000
Professional services	\$0
Interest and fiscal charges	\$30,302
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$238,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
TID number 006	\$200,000
Developer grants	
Developer name None	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$478,452

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$992,821
Future costs	\$0
Future revenue	\$0
Surplus or deficit	\$992,821

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$53,500	\$0	\$0	\$53,500
004	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$66,200	\$0	\$0	\$66,200
007	\$0	\$0	\$0	\$0
008	\$2,491,400	\$0	\$0	\$2,491,400
009	\$0	\$-28,200	\$0	\$-28,200
Total	\$2,611,100	\$-28,200	\$0	\$2,582,900

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$53,500	\$306,951,300	0.02	\$1,835,825	\$367
004	\$0	\$306,951,300	0.00	\$1,835,825	\$0
005	\$0	\$306,951,300	0.00	\$1,835,825	\$0
006	\$66,200	\$306,951,300	0.02	\$1,835,825	\$367
007	\$0	\$306,951,300	0.00	\$1,835,825	\$0
008	\$2,491,400	\$306,951,300	0.81	\$1,835,825	\$14,870
009	\$-28,200	\$306,951,300	-0.01	\$1,835,825	\$-184
Total	\$2,582,900	\$306,951,300	0.84	\$1,835,825	\$15,421

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Alex B. Chown	Preparer title Clerk/Treasurer
Preparer email city.admin@blackriverfallswi.gov	Preparer phone (715) 284-2315
Contact name Alex Chown	Contact title City Administrator
Contact email city.admin@blackriverfalls.us	Contact phone (715) 284-2315

Submission Information	
Co-muni code	27206
TID number	003
Submission date	04-16-2024 03:08 PM
Confirmation	TIDAR20230758O1713298104085
Submission type	ORIGINAL



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**CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 3
SUPER WAL-MART
COMPILED
BALANCE SHEET
December 31, 2023**

	Capital Projects Fund
<u>ASSETS</u>	
Cash	992,820
Taxes receivable	339,247
TOTAL ASSETS	\$ 1,332,067
<u>LIABILITIES AND FUND BALANCES</u>	
Liabilities	-
Deferred Revenue	339,247
Total Liabilities	\$ 339,247
<u>FUND BALANCES</u>	
Unreserved	-
Undesignated	\$ 992,820
TOTAL LIABILITIES AND FUND BALANCES	\$ 1,332,067
TID Base Value 2022 / 2023	\$ 496,100
TID Increment Value 2022 / 2023	17,157,000
Total TID Value 2022 / 2023	\$ 17,653,100



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CITY OF BLACK RIVER FALLS TAX INCREMENTAL FINANCING DISTRICT NO. 3

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES AND STATUS OF FUNDS
For the Year Ended December 31, 2022
And From the Date of Creation Through December 31, 2023

	Year Ended	From Date of Creation
<u>SOURCES OF FUNDS</u>		
Tax Increments	348,275	5,261,143
Special Assessments	-	-
Exempt Computer Aid	4,616	47,818
Exempt Personal Property Aid	5,350	28,545
Proceeds from Long-Term Debt	-	6,228,299
Transfer In	-	24,607
Sale of Property	-	-
Total Sources	\$ 358,241	\$ 11,590,412
<u>USES OF FUNDS</u>		
Capital/Admin/Other Expenditures	10,150	5,009,277
Interest and Fiscal Charges	30,302	568,184
Principal of Long-term Debt	238,000	4,743,518
Transfer Out	200,000	276,612
Total Uses	\$ 478,452	\$ 10,597,591
Fund Balance (Deficit) - Beginning of Year	\$ 1,113,032	
Net Income (Loss)	\$ (120,211)	\$ 992,821
FUND BALANCE (DEFICIT) - END OF YEAR	\$ 992,821	\$ 992,821

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID

Co-muni code 27206	Municipality BLACK RIVER FALLS	County JACKSON	Due date 07/01/2024	Report type ORIGINAL
TID number 004	TID type 4	TID name Gross Motors	Creation date 11/06/2002	Mandatory termination date 11/07/2023
				Expected termination date N/A

Section 2 – Beginning Balance

	Amount
TID fund balance at beginning of year	\$107,731

Section 3 – Revenue

	Amount
Tax increment	\$176,711
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Exempt Computer Aid	\$191
Source Exempt Personal Property Aid	\$3,576
Total Revenue (deposits)	\$180,478

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$15,000
Professional services	\$0
Interest and fiscal charges	\$4,279
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$118,969
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name None	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$138,398

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$149,811
Future costs	\$0
Future revenue	\$0
Surplus or deficit	\$149,811

Section 6 – TID New Construction

Current Year TID New Construction Values

TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$53,500	\$0	\$0	\$53,500
004	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$66,200	\$0	\$0	\$66,200
007	\$0	\$0	\$0	\$0
008	\$2,491,400	\$0	\$0	\$2,491,400
009	\$0	\$-28,200	\$0	\$-28,200
Total	\$2,611,100	\$-28,200	\$0	\$2,582,900

Current Year Allowable Levy Increase Attributable to TID NNC

TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$53,500	\$306,951,300	0.02	\$1,835,825	\$367
004	\$0	\$306,951,300	0.00	\$1,835,825	\$0
005	\$0	\$306,951,300	0.00	\$1,835,825	\$0
006	\$66,200	\$306,951,300	0.02	\$1,835,825	\$367
007	\$0	\$306,951,300	0.00	\$1,835,825	\$0
008	\$2,491,400	\$306,951,300	0.81	\$1,835,825	\$14,870
009	\$-28,200	\$306,951,300	-0.01	\$1,835,825	\$-184
Total	\$2,582,900	\$306,951,300	0.84	\$1,835,825	\$15,421

Current Year Actual TID NNC Impact to Municipal Levy

Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Alex B. Chown	Preparer title Clerk/Treasurer
Preparer email city.admin@blackriverfallswi.gov	Preparer phone (715) 284-2315
Contact name Alex Chown	Contact title City Administrator
Contact email city.admin@blackriverfalls.us	Contact phone (715) 284-2315

Submission Information	
Co-muni code	27206
TID number	004
Submission date	04-16-2024 03:12 PM
Confirmation	TIDAR20230758O1713298353608
Submission type	ORIGINAL



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**CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 4
GROSS MOTORS / CULVER'S
COMPILED
BALANCE SHEET
December 31, 2023**

	Capital Projects Fund
<u>ASSETS</u>	
Cash	\$ 149,811
Taxes receivable	\$ 172,540
TOTAL ASSETS	\$ 322,351
<u>LIABILITIES AND FUND BALANCES</u>	
Liabilities	-
Accounts Payable	-
Deferred Revenue	\$ 172,540
Total Liabilities	\$ 172,540
<u>FUND BALANCES</u>	
Unreserved	-
Undesignated	\$ 149,811
TOTAL LIABILITIES AND FUND BALANCES	\$ 322,351
TID Base Value 2022 / 2023	\$ 462,200
TID Increment Value 2022 / 2023	\$ 8,726,000
Total TID Value 2022 / 2023	\$ 9,188,200



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CITY OF BLACK RIVER FALLS TAX INCREMENTAL FINANCING DISTRICT NO. 4

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES AND STATUS OF FUNDS
For the Year Ended December 31, 2022
And From the Date of Creation Through December 31, 2023

	Year Ended	From Date of Creation
<u>SOURCES OF FUNDS</u>		
Tax Increments	176,711	1,727,565
Special Assessments	-	8,986
Exempt Computer Aid	191	3,986
Exempt Personal Property Aid	3,576	14,507
Proceeds from Long-term Debt	-	1,558,754
Transfer In	-	157
Sale of Property	-	-
Total Sources	\$ 180,478	\$ 3,313,955
<u>USES OF FUNDS</u>		
Capital/Admin/Other Expenditures	15,150	1,427,193
Interest and Fiscal Charges	4,279	216,381
Principal of Long-term Debt	118,969	1,520,570
Total Uses	\$ 138,398	\$ 3,164,144
Fund Balance (Deficit) - Beginning of Year	\$ 107,731	
Net Income (Loss)	\$ 42,080	\$ 149,811
FUND BALANCE (DEFICIT) - END OF YEAR	\$ 149,811	\$ 149,811

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 27206	Municipality BLACK RIVER FALLS	County JACKSON	Due date 07/01/2024	Report type ORIGINAL	
TID number 005	TID type 6	TID name Black River Development	Creation date 10/02/2007	Mandatory termination date 10/02/2027	Expected termination date 11/13/2023

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-10,602

Section 3 – Revenue	Amount
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source General Fund to Cover Deficit/Audut	\$21,402
Total Revenue (deposits)	\$21,402

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$10,650
Professional services	\$0
Interest and fiscal charges	\$0
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name None	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$10,800

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$0
Future costs	\$0
Future revenue	\$0
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$53,500	\$0	\$0	\$53,500
004	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$66,200	\$0	\$0	\$66,200
007	\$0	\$0	\$0	\$0
008	\$2,491,400	\$0	\$0	\$2,491,400
009	\$0	\$-28,200	\$0	\$-28,200
Total	\$2,611,100	\$-28,200	\$0	\$2,582,900

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$53,500	\$306,951,300	0.02	\$1,835,825	\$367
004	\$0	\$306,951,300	0.00	\$1,835,825	\$0
005	\$0	\$306,951,300	0.00	\$1,835,825	\$0
006	\$66,200	\$306,951,300	0.02	\$1,835,825	\$367
007	\$0	\$306,951,300	0.00	\$1,835,825	\$0
008	\$2,491,400	\$306,951,300	0.81	\$1,835,825	\$14,870
009	\$-28,200	\$306,951,300	-0.01	\$1,835,825	\$-184
Total	\$2,582,900	\$306,951,300	0.84	\$1,835,825	\$15,421

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Alex B. Chown	Preparer title Clerk/Treasurer
Preparer email city.admin@blackriverfallswi.gov	Preparer phone (715) 284-2315
Contact name Alex Chown	Contact title City Administrator
Contact email city.admin@blackriverfalls.us	Contact phone (715) 284-2315

Submission Information	
Co-muni code	27206
TID number	005
Submission date	04-16-2024 03:16 PM
Confirmation	TIDAR20230758O1713298598836
Submission type	ORIGINAL



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**CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 5
OLD PINES MOTOR LODGE AREA
COMPILED
BALANCE SHEET
December 31, 2023**

	Capital Projects Fund	
<u>ASSETS</u>		
Cash		-
Taxes receivable		-
TOTAL ASSETS	\$	-
<u>LIABILITIES AND FUND BALANCES</u>		
Liabilities		-
Deferred Revenue		-
Total Liabilities	\$	-
<u>FUND BALANCES</u>		
Unreserved		-
Undesignated	\$	-
TOTAL LIABILITIES AND FUND BALANCES	\$	-
TID Base Value 2022 / 2023	\$	721,700
TID Increment Value 2022 / 2023	\$	(124,300)
Total TID Value 2022 / 2023	\$	597,400



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CITY OF BLACK RIVER FALLS TAX INCREMENTAL FINANCING DISTRICT NO. 5

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES AND STATUS OF FUNDS
For the Year Ended December 31, 2022
And From the Date of Creation Through December 31, 2023

	Year Ended	From Date of Creation
<u>SOURCES OF FUNDS</u>		
Tax Increments	-	75,224
Special Assessments	-	-
Miscellaneous	-	-
Exempt Computer Aid	-	-
Exempt Personal Property Aid	-	-
Proceeds from Long-term Debt	-	-
Sale of Property	-	-
Transfer In	21,402	21,402
Total Sources	\$ 21,402	\$ 96,626
<u>USES OF FUNDS</u>		
Capital/Admin/Other Expenditures	10,800	81,117
Interest and Fiscal Charges	-	-
Transfer Out	-	15,509
Principal of Long-term Debt	-	-
Total Uses	\$ 10,800	\$ 96,626
Fund Balance (Deficit) - Beginning of Year	\$ (10,602)	
Net Income (Loss)	\$ 10,602	\$ -
FUND BALANCE (DEFICIT) - END OF YEAR	\$ -	\$ -

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 27206	Municipality BLACK RIVER FALLS	County JACKSON	Due date 07/01/2024	Report type ORIGINAL	
TID number 006	TID type 2	TID name Downtown District	Creation date 05/03/2017	Mandatory termination date 05/03/2045	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-66,509

Section 3 – Revenue	Amount
Tax increment	\$56,601
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
TID number 003	\$200,000
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$256,601

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$4,261
Administration	\$4,850
Professional services	\$0
Interest and fiscal charges	\$0
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name None	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$9,261

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$180,831
Future costs	\$0
Future revenue	\$0
Surplus or deficit	\$180,831

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$53,500	\$0	\$0	\$53,500
004	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$66,200	\$0	\$0	\$66,200
007	\$0	\$0	\$0	\$0
008	\$2,491,400	\$0	\$0	\$2,491,400
009	\$0	\$-28,200	\$0	\$-28,200
Total	\$2,611,100	\$-28,200	\$0	\$2,582,900

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$53,500	\$306,951,300	0.02	\$1,835,825	\$367
004	\$0	\$306,951,300	0.00	\$1,835,825	\$0
005	\$0	\$306,951,300	0.00	\$1,835,825	\$0
006	\$66,200	\$306,951,300	0.02	\$1,835,825	\$367
007	\$0	\$306,951,300	0.00	\$1,835,825	\$0
008	\$2,491,400	\$306,951,300	0.81	\$1,835,825	\$14,870
009	\$-28,200	\$306,951,300	-0.01	\$1,835,825	\$-184
Total	\$2,582,900	\$306,951,300	0.84	\$1,835,825	\$15,421

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Alex B. Chown	Preparer title Clerk/Treasurer
Preparer email city.admin@blackriverfallswi.gov	Preparer phone (715) 284-2315
Contact name Alex Chown	Contact title City Administrator
Contact email city.admin@blackriverfalls.us	Contact phone (715) 284-2315

Submission Information	
Co-muni code	27206
TID number	006
Submission date	04-16-2024 03:33 PM
Confirmation	TIDAR20230758O1713299602002
Submission type	ORIGINAL



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**CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 6
DOWNTOWN DISTRICT
COMPILED
BALANCE SHEET
December 31, 2023**

	Capital Projects Fund
<u>ASSETS</u>	
Cash	\$ 180,831
Taxes receivable	68,613
TOTAL ASSETS	\$ 249,444
<u>LIABILITIES AND FUND BALANCES</u>	
Liabilities	-
Deferred Revenue	68,613
Total Liabilities	\$ 68,613
<u>FUND BALANCES</u>	
Unreserved	-
Undesignated	\$ 180,831
TOTAL LIABILITIES AND FUND BALANCES	\$ 249,444

TID Base Value 2022 / 2023	\$ 7,792,200
TID Increment Value 2022 / 2023	\$ 3,470,000
Total TID Value 2022 / 2023	\$ 11,262,200



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CITY OF BLACK RIVER FALLS TAX INCREMENTAL FINANCING DISTRICT NO. 6

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES AND STATUS OF FUNDS
For the Year Ended December 31, 2022
And From the Date of Creation Through December 31, 2023

	Year Ended	From Date of Creation
<u>SOURCES OF FUNDS</u>		
Tax Increments	56,601	132,685
Special Assessments	-	-
Miscellaneous (Audit AJE)	-	12,652
Proceeds from Long-term Debt	-	-
Sale of Property	-	-
Transfer In	200,000	350,000
Total Sources	\$ 256,601	\$ 495,337
<u>USES OF FUNDS</u>		
Capital/Admin/Other Expenditures	9,261	314,506.00
Interest and Fiscal Charges	-	-
Transfer Out	-	-
Principal of Long-term Debt	-	-
Total Uses	\$ 9,261	\$ 314,506
Fund Balance (Deficit) - Beginning of Year	\$ (66,509)	
Net Income (Loss)	\$ 247,340	\$ 180,831
FUND BALANCE (DEFICIT) - END OF YEAR	\$ 180,831	\$ 180,831

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 27206	Municipality BLACK RIVER FALLS		County JACKSON	Due date 07/01/2024	Report type ORIGINAL
TID number 007	TID type 5	TID name Industrial Park II	Creation date 05/02/2017	Mandatory termination date 05/02/2038	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-10,817

Section 3 – Revenue	Amount
Tax increment	\$7,179
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$7,179

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$0
Administration	\$0
Professional services	\$0
Interest and fiscal charges	\$0
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name None	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$150

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-3,788
Future costs	\$0
Future revenue	\$0
Surplus or deficit	\$-3,788

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$53,500	\$0	\$0	\$53,500
004	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$66,200	\$0	\$0	\$66,200
007	\$0	\$0	\$0	\$0
008	\$2,491,400	\$0	\$0	\$2,491,400
009	\$0	\$-28,200	\$0	\$-28,200
Total	\$2,611,100	\$-28,200	\$0	\$2,582,900

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$53,500	\$306,951,300	0.02	\$1,835,825	\$367
004	\$0	\$306,951,300	0.00	\$1,835,825	\$0
005	\$0	\$306,951,300	0.00	\$1,835,825	\$0
006	\$66,200	\$306,951,300	0.02	\$1,835,825	\$367
007	\$0	\$306,951,300	0.00	\$1,835,825	\$0
008	\$2,491,400	\$306,951,300	0.81	\$1,835,825	\$14,870
009	\$-28,200	\$306,951,300	-0.01	\$1,835,825	\$-184
Total	\$2,582,900	\$306,951,300	0.84	\$1,835,825	\$15,421

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Alex B. Chown	Preparer title Clerk/Treasurer
Preparer email city.admin@blackriverfallswi.gov	Preparer phone (715) 284-2315
Contact name Alex Chown	Contact title City Administrator
Contact email city.admin@blackriverfalls.us	Contact phone (715) 284-2315

Submission Information	
Co-muni code	27206
TID number	007
Submission date	04-16-2024 03:35 PM
Confirmation	TIDAR20230758O1713299720657
Submission type	ORIGINAL



BLACK RIVER FALLS, WISCONSIN

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CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 7
INDUSTRIAL PARK II
COMPILED
BALANCE SHEET
December 31, 2023

	Capital Project Fund
<u>ASSETS</u>	
Cash	(3,788)
Taxes receivable	6,990
TOTAL ASSETS	\$ 3,202
<u>LIABILITIES AND FUND BALANCES</u>	
Liabilities	-
Accounts Payable	-
Deferred Revenue	6,990
Total Liabilities	\$ 6,990
<u>FUND BALANCES</u>	
Unreserved	-
Undesignated	\$ (3,788)
TOTAL LIABILITIES AND FUND BALANCES	\$ 3,202

TID Base Value 2022 / 2023	\$0
TID Increment Value 2022 / 2023	\$353,500
Total TID Value 2022 / 2023	\$353,500



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CITY OF BLACK RIVER FALLS TAX INCREMENTAL FINANCING DISTRICT NO. 7

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES AND STATUS OF FUNDS
For the Year Ended December 31, 2022
And From the Date of Creation Through December 31, 2023

	Year Ended	From Date of Creation
<u>SOURCES OF FUNDS</u>		
Tax Increments	7,179	16,763
Special Assessments	-	-
Exempt Computer Aid	-	-
Proceeds from Long-Term Debt	-	-
Grant	-	-
Sale of Property	-	-
Total Sources	\$ 7,179	\$ 16,763
<u>USES OF FUNDS</u>		
Capital/Admin/Other Expenditures	150	20,551
Transfer Out	-	-
Interest and Fiscal Charges	-	-
Principal of Long-term Debt	-	-
Total Uses	\$ 150	\$ 20,551
Fund Balance (Deficit) - Beginning of Year	\$ (10,817)	
Net Income (Loss)	\$ 7,029	\$ (3,788)
FUND BALANCE (DEFICIT) - END OF YEAR	\$ (3,788)	\$ (3,788)

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 27206	Municipality BLACK RIVER FALLS		County JACKSON	Due date 07/01/2024	Report type ORIGINAL
TID number 008	TID type 6	TID name SWIDERSKI	Creation date 09/29/2021	Mandatory termination date 09/29/2041	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-422,105

Section 3 – Revenue	Amount
Tax increment	\$0
Investment income	\$13,189
Debt proceeds	\$1,393,773
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$1,406,962

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$749,666
Administration	\$10,000
Professional services	\$0
Interest and fiscal charges	\$128,364
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$400
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name SC Swiderski	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$888,580

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$96,277
Future costs	\$0
Future revenue	\$0
Surplus or deficit	\$96,277

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 6 – TID New Construction

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$53,500	\$0	\$0	\$53,500
004	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$66,200	\$0	\$0	\$66,200
007	\$0	\$0	\$0	\$0
008	\$2,491,400	\$0	\$0	\$2,491,400
009	\$0	\$-28,200	\$0	\$-28,200
Total	\$2,611,100	\$-28,200	\$0	\$2,582,900

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$53,500	\$306,951,300	0.02	\$1,835,825	\$367
004	\$0	\$306,951,300	0.00	\$1,835,825	\$0
005	\$0	\$306,951,300	0.00	\$1,835,825	\$0
006	\$66,200	\$306,951,300	0.02	\$1,835,825	\$367
007	\$0	\$306,951,300	0.00	\$1,835,825	\$0
008	\$2,491,400	\$306,951,300	0.81	\$1,835,825	\$14,870
009	\$-28,200	\$306,951,300	-0.01	\$1,835,825	\$-184
Total	\$2,582,900	\$306,951,300	0.84	\$1,835,825	\$15,421

Current Year Actual TID NNC Impact to Municipal Levy	
Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Alex B. Chown	Preparer title Clerk/Treasurer
Preparer email city.admin@blackriverfallswi.gov	Preparer phone (715) 284-2315
Contact name Alex Chown	Contact title City Administrator
Contact email city.admin@blackriverfalls.us	Contact phone (715) 284-2315

Submission Information	
Co-muni code	27206
TID number	008
Submission date	04-16-2024 03:40 PM
Confirmation	TIDAR20230758O1713300054100
Submission type	ORIGINAL



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CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 8
SWIDERSKI
COMPILED
BALANCE SHEET
December 31, 2023

	Capital Project Fund
<u>ASSETS</u>	
Cash	96,277
Taxes receivable	52,001
TOTAL ASSETS	\$ 148,278
<u>LIABILITIES AND FUND BALANCES</u>	
Liabilities	-
Accounts Payable	-
Deferred Revenue	52,001
Total Liabilities	\$ 52,001
<u>FUND BALANCES</u>	
Unreserved	-
Undesignated	\$ 96,277
TOTAL LIABILITIES AND FUND BALANCES	\$ 148,278

TID Base Value 2022 / 2023	\$338,600
TID Increment Value 2022 / 2023	\$2,629,900
Total TID Value 2022 / 2023	\$2,968,500



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CITY OF BLACK RIVER FALLS TAX INCREMENTAL FINANCING DISTRICT NO. 8

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES AND STATUS OF FUNDS
For the Year Ended December 31, 2022
And From the Date of Creation Through December 31, 2023

	Year Ended	From Date of Creation
<u>SOURCES OF FUNDS</u>		
Tax Increments	-	-
Special Assessments	-	-
Exempt Computer Aid	-	-
Draw From Investments	1,393,773	1,393,773
Proceeds from Long-Term Debt	-	2,934,769
Interest Income	13,189.00	27,716
Sale of Property	-	-
Miscellaneous (Audit AJE)	-	19,307
Total Sources	\$ 1,406,962	\$ 4,375,565
<u>USES OF FUNDS</u>		
Capital/Admin/Other Expenditures	759,816	2,482,860
Transfer Out	-	-
Temporary Investments	-	1,568,828
Cost of Debt Issuance	400	99,236
Interest and Fiscal Charges	128,364	128,364
Principal of Long-term Debt	-	-
Total Uses	\$ 888,580	\$ 4,279,288
Fund Balance (Deficit) - Beginning of Year	\$ (422,105)	
Net Income (Loss)	\$ 518,382	\$ 96,277
FUND BALANCE (DEFICIT) - END OF YEAR	\$ 96,277	\$ 96,277

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code 27206	Municipality BLACK RIVER FALLS	County JACKSON	Due date 07/01/2024	Report type ORIGINAL	
TID number 009	TID type 6	TID name McFour	Creation date 06/07/2022	Mandatory termination date 06/07/2042	Expected termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-16,001

Section 3 – Revenue	Amount
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Shared revenue	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	\$1,385
Administration	\$0
Professional services	\$0
Interest and fiscal charges	\$0
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Other expenditures	
Total Expenditures	\$1,535

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-17,536
Future costs	\$0
Future revenue	\$0
Surplus or deficit	\$-17,536

Section 6 – TID New Construction

Current Year TID New Construction Values

TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$53,500	\$0	\$0	\$53,500
004	\$0	\$0	\$0	\$0
005	\$0	\$0	\$0	\$0
006	\$66,200	\$0	\$0	\$66,200
007	\$0	\$0	\$0	\$0
008	\$2,491,400	\$0	\$0	\$2,491,400
009	\$0	\$-28,200	\$0	\$-28,200
Total	\$2,611,100	\$-28,200	\$0	\$2,582,900

Current Year Allowable Levy Increase Attributable to TID NNC

TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$53,500	\$306,951,300	0.02	\$1,835,825	\$367
004	\$0	\$306,951,300	0.00	\$1,835,825	\$0
005	\$0	\$306,951,300	0.00	\$1,835,825	\$0
006	\$66,200	\$306,951,300	0.02	\$1,835,825	\$367
007	\$0	\$306,951,300	0.00	\$1,835,825	\$0
008	\$2,491,400	\$306,951,300	0.81	\$1,835,825	\$14,870
009	\$-28,200	\$306,951,300	-0.01	\$1,835,825	\$-184
Total	\$2,582,900	\$306,951,300	0.84	\$1,835,825	\$15,421

Current Year Actual TID NNC Impact to Municipal Levy

Levy Increase Attributable to TID Net New Construction	Increase per \$100,000
\$0	\$0

Form PE-300	TID Annual Report	2023 WI Dept of Revenue
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Section 7 – Preparer/Contact Information	
Preparer name Alex B. Chown	Preparer title Clerk/Treasurer
Preparer email city.admin@blackriverfallswi.gov	Preparer phone (715) 284-2315
Contact name Alex Chown	Contact title City Administrator
Contact email city.admin@blackriverfalls.us	Contact phone (715) 284-2315

Submission Information	
Co-muni code	27206
TID number	009
Submission date	04-16-2024 03:43 PM
Confirmation	TIDAR20230758O1713300222079
Submission type	ORIGINAL



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CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 9
MCFOUR
COMPILED
BALANCE SHEET
December 31, 2023

	Capital Project Fund
<u>ASSETS</u>	
Cash	(17,536)
Taxes receivable	-
TOTAL ASSETS	\$ (17,536)
<u>LIABILITIES AND FUND BALANCES</u>	
Liabilities	-
Accounts Payable	-
Deferred Revenue	-
Total Liabilities	\$ -
<u>FUND BALANCES</u>	
Unreserved	-
Undesignated	\$ (17,536)
TOTAL LIABILITIES AND FUND BALANCES	\$ (17,536)

TID Base Value 2022 / 2023	\$1,952,300
TID Increment Value 2022 / 2023	\$121,500
Total TID Value 2022 / 2023	\$2,073,800



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CITY OF BLACK RIVER FALLS TAX INCREMENTAL FINANCING DISTRICT NO. 9

COMPILED
HISTORICAL SUMMARY OF SOURCES, USES AND STATUS OF FUNDS
For the Year Ended December 31, 2022
And From the Date of Creation Through December 31, 2023

	Year Ended	From Date of Creation
<u>SOURCES OF FUNDS</u>		
Tax Increments	-	-
Special Assessments	-	-
Exempt Computer Aid	-	-
Proceeds from Long-Term Debt	-	-
Grant	-	-
Sale of Property	-	-
Miscellaneous (Audit AJE)	-	-
Total Sources	\$ -	\$ -
<u>USES OF FUNDS</u>		
Capital/Admin/Other Expenditures	1,535	17,536
Transfer Out	-	-
Interest and Fiscal Charges	-	-
Principal of Long-term Debt	-	-
Total Uses	\$ 1,535	\$ 17,536
Fund Balance (Deficit) - Beginning of Year	\$ (16,001)	
Net Income (Loss)	\$ (1,535)	\$ (17,536)
FUND BALANCE (DEFICIT) - END OF YEAR	\$ (17,536)	\$ (17,536)

**JOINT REVIEW BOARD RESOLUTION 2024-A
ACKNOWLEDGING FILING OF ANNUAL REPORTS AND
COMPLIANCE WITH ANNUAL MEETING REQUIREMENT
CITY OF BLACK RIVER FALLS**

WHEREAS, Wis. Stat. § 66.1105(4m)(f) requires that the Joint Review Board (“JRB”) meet annually on July 1, or when an annual report under Wis. Stat. § 66.1105(6m)(c)(intro.) becomes available, to review the annual report and to review the performance and status of each district governed by the JRB; and

WHEREAS, the City has filed an annual report with the Wisconsin Department of Revenue for the following districts:

Tax Incremental District No. 3

Tax Incremental District No. 4

Tax Incremental District No. 5

Tax Incremental District No. 6

Tax Incremental District No. 7

Tax Incremental District No. 8; and

Tax Incremental District No. 9

WHEREAS, copies of the annual reports have been provided to each overlying taxing jurisdiction; and

WHEREAS, the JRB met on August 6, 2024 to review the annual reports and the performance and status of each of the districts governed by the JRB.

NOW, THEREFORE, BE IT RESOLVED that the City has complied with its reporting requirements under Wis. Stat. § 66.1105(6m)(c)(intro.) and requirement to hold an annual JRB meeting under Wis. Stat. § 66.1105(4m)(f).

Passed and adopted this 6th day of August, 2024.

Joint Review Board

Representing

Jackson County

Black River Falls School District

Western Technical College District

City of Black River Falls

Public Member