City of Black River Falls

JOINT REVIEW BOARD – AGENDA

Tuesday – July 8, 2025 – 3:00 PM
City Hall – 101 S. Second Street, Black River Falls, WI

Join Zoom Meeting:
https://us02web.zoom.us/j/89940097228?pwd=7231t0446swTdCOxTbYHPbOfXQmJdC.1
OR Dial: 312-626-6799 Meeting ID: 899 4009 7228 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. 6.
    d. Tax Incremental District No. 7.
    e. Tax Incremental District No. 8.
    f. Tax Incremental District No. 9
5. **JRB RESOLUTION 2025-A** – A resolution acknowledging filing of annual reports and compliance with annual meeting requirement – Action
6. Adjourn.

Posted: July 7, 2025

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code 27206	Municipality BLACK RIVER FALLS		County JACKSON	Due date 07/01/2025	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	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	**$992,821**

Section 3 – Revenue	Amount
Tax increment	$339,247
Investment income	$0
Debt proceeds	$0
Special assessments	$0
Shared revenue	$9,966
Sale of property	$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	**$349,213**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	$10,000
Professional services	
Interest and fiscal charges	$26,186
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	$243,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name None	$0
Transfer to other funds	
Other expenditures	
Total Expenditures	**$279,336**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$1,062,698**
Future costs	**$0**
Future revenue	
Surplus or deficit	**$1,062,698**

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	$150,000	$0	$0	$150,000
006	$30,000	$0	$0	$30,000
007	$0	$0	$0	$0
008	$7,897,300	$0	$0	$7,897,300
009	$0	$0	$0	$0
Total	**$8,077,300**	**$0**	**$0**	**$8,077,300**

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	$150,000	$336,251,100	0.04	$1,870,026	$748
006	$30,000	$336,251,100	0.01	$1,870,026	$187
007	$0	$336,251,100	0.00	$1,870,026	$0
008	$7,897,300	$336,251,100	2.35	$1,870,026	$43,946
009	$0	$336,251,100	0.00	$1,870,026	$0
Total	**$8,077,300**	**$336,251,100**	**2.40**	**$1,870,026**	**$44,881**

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

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	003	$53,500	$306,951,300	0.02	$1,835,825	$367
2023	004	$0	$306,951,300	0.00	$1,835,825	$0
2023	005	$0	$306,951,300	0.00	$1,835,825	$0
2023	006	$66,200	$306,951,300	0.02	$1,835,825	$367
2023	007	$0	$306,951,300	0.00	$1,835,825	$0
2023	008	$2,491,400	$306,951,300	0.81	$1,835,825	$14,870
2023	009	$-28,200	$306,951,300	-0.01	$1,835,825	$-184
2023	**Total**	**$2,582,900**	**$306,951,300**	**0.84**	**$1,835,825**	**$15,421**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

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	**03-17-2025 11:54 AM**
Confirmation	**TIDAR20240758O1742230490941**
Submission type	**ORIGINAL**

CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 3
SUPER WAL-MART
COMPILED
BALANCE SHEET
December 31, 2024

		Capital Projects Fund
ASSETS		
Cash		1,062,698
Taxes receivable		307,235
TOTAL ASSETS	$	1,369,933
LIABILITIES AND FUND BALANCES		
Liabilities		-
Deferred Revenue		307,235
Total Liabilities	$	307,235
FUND BALANCES		
Unreserved		-
Undesignated	$	1,062,698
TOTAL LIABILITIES AND FUND BALANCES	$	1,369,933

TID Base Value 2023	$	496,100
TID Increment Value 2023		17,157,000
Total TID Value 2023	$	17,653,100

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, 2024
And From the Date of Creation Through December 31, 2024

	Year Ended	From Date of Creation
SOURCES OF FUNDS		
Tax Increments	339,247	5,600,390
Special Assessments	-	-
Exempt Computer Aid	4,616	52,434
Exempt Personal Property Aid	5,350	33,895
Proceeds from Long-Term Debt	-	6,228,299
Transfer In	-	24,607
Sale of Property	-	-
Total Sources	$ 349,213	$ 11,939,625
USES OF FUNDS		
Capital/Admin/Other Expenditures	10,150	5,019,427
Interest and Fiscal Charges	26,186	594,370
Principal of Long-term Debt	243,000	4,986,518
Transfer Out	-	276,612
Total Uses	$ 279,336	$ 10,876,927
Fund Balance (Deficit) - Beginning of Year	$ 992,821	
Net Income (Loss)	$ 69,877	$ 1,062,698
FUND BALANCE (DEFICIT) - END OF YEAR	$ 1,062,698	$ 1,062,698

Form PE-110	# TID Final Accounting Report	WI Dept of Revenue

Co-muni code	27206	**TID number**	004	**TID creation**	11/06/2002
Muni type	CITY **County** JACKSON	**TID type**	4-Industrial post-95	**TID termination**	11/07/2023
Municipality	BLACK RIVER FALLS	**TID name**	Gross Motors	**Mandatory termination**	11/07/2023

Revenue		**Amount**
Tax increment		$1,794,590
Investment income		
Debt proceeds		$1,268,754
Special assessments		
Shared revenue		
Sale of property		
Allocation from another TID		
TID		
Developer guarantees		
Developer name		
Transfers from other funds		
Source		
Grants		
Source		
Other revenue		
Source	Exempt Computer Aid	$5,968
Source	Exempt Personal Property Aid	$18,083
Source	Miscellaneous Revenue	$9,166
Total Revenues (deposits)		$3,096,561

Form PE-110	TID Final Accounting Report	WI Dept of Revenue

Expenditures		Amount
Capital expenditures		$895,821
Administration		$104,685
Professional services		$27,930
Interest and fiscal charges		$216,609
DOR fees		
Discount on long-term debt		
Debt issuance costs		
Principal on long-term debt		$1,268,754
Environmental costs		
Real property assembly costs		
Allocation to another TID		
TID		
Developer grants		
Developer name	Gross Motors	$359,000
Transfers to other funds		
Fund	Affordable Housing Fund	$156,671
Other expenditures		
Name		
Total Expenditures		$3,029,470

Form PE-110	TID Final Accounting Report	WI Dept of Revenue

Surplus or Deficit	Amount
Total revenue	$3,096,561
Total expenditures	$3,029,470
Surplus increment - distribute to overlying taxing jurisdictions	$67,091
Deficit (costs not covered by tax increment) - municipality responsible for any debt	

11/2/24	Jackson County	$ 16,767.03
11/2/24	BRF School District	$ 21,366.14
11/2/24	WTC	$ 3,465.92
11/2/24	City of BRF	$ 25,491.97
	Total	$ 67,091.06

Form PE-110	TID Final Accounting Report	WI Dept of Revenue

Preparer Information

Name Alex B Chown	Title City Administrator
Email city.admin@blackriverfallswi.gov	Phone (715) 284-2315

Confirmation Statement

Under penalties of law, I declare this report is true, correct and complete to the best of my knowledge and belief.

☒ YES ☐ NO

Submission Information

You successfully submitted your form. Save and/or print a copy for your records.

Co-muni code:	27206
TID number:	004
Submission date:	11-06-2024 01:21 PM
Confirmation:	TIDFAR20230758O1730920881157
Submission type:	ORIGINAL

CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 4
GROSS MOTORS / CULVER'S
COMPILED
BALANCE SHEET
December 31, 2024

	Capital Projects Fund
ASSETS	
Cash	$ -
Taxes receivable	$ -
TOTAL ASSETS	$ -
LIABILITIES AND FUND BALANCES	
Liabilities	-
Accounts Payable	-
Deferred Revenue	$ -
Total Liablilities	$ -
FUND BALANCES	
Unreserved	-
Undesignated	$ -
TOTAL LIABILITIES AND FUND BALANCES	$ -

City of
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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, 2024
And From the Date of Creation Through December 31, 2024

	Year Ended	From Date of Creation
SOURCES OF FUNDS		
Tax Increments	172,540	1,900,105
Special Assessments	-	8,986
Exempt Computer Aid	191	4,177
Exempt Personal Property Aid	3,576	18,083
Proceeds from Long-term Debt	-	1,558,754
Transfer In	-	157
Sale of Property	-	-
Total Sources	$ 176,307	$ 3,490,262
USES OF FUNDS		
Capital/Admin/Other Expenditures	59,377	1,486,570
Interest and Fiscal Charges	705	217,086
Principal of Long-term Debt	42,273	1,562,844
Balance Distribution - Jackson County	16,767	16,767
Balance Distribution - School District BRF	21,366	21,366
Balance Distribution - WTC	3,466	3,466
Balance Distribution - City of BRF	25,492	25,492
Transfer Out to Affordable Housing Fund	156,671	156,671
Total Uses	$ 326,118	$ 3,490,262
Fund Balance (Deficit) - Beginning of Year	$ 149,811	
Net Income (Loss)	$ (149,811)	$ -
FUND BALANCE (DEFICIT) - END OF YEAR	$ (0)	$ -

101 South Second Black River Falls, WI 54615 (715) 284-5514

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code 27206	Municipality BLACK RIVER FALLS		County JACKSON	Due date 07/01/2025	Report type ORIGINAL
TID number 006	TID type 2	TID name Downtown District	Creation date 05/03/2017	Mandatory termination date 05/03/2045	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	$180,831

Section 3 – Revenue	Amount
Tax increment	$68,613
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	$68,613

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	$10,891
Administration	$10,000
Professional services	
Interest and fiscal charges	
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	**$21,041**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$228,403**
Future costs	**$500,000**
Future revenue	
Surplus or deficit	**$-271,597**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

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	$150,000	$0	$0	$150,000
006	$30,000	$0	$0	$30,000
007	$0	$0	$0	$0
008	$7,897,300	$0	$0	$7,897,300
009	$0	$0	$0	$0
Total	**$8,077,300**	**$0**	**$0**	**$8,077,300**

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	$150,000	$336,251,100	0.04	$1,870,026	$748
006	$30,000	$336,251,100	0.01	$1,870,026	$187
007	$0	$336,251,100	0.00	$1,870,026	$0
008	$7,897,300	$336,251,100	2.35	$1,870,026	$43,946
009	$0	$336,251,100	0.00	$1,870,026	$0
Total	**$8,077,300**	**$336,251,100**	**2.40**	**$1,870,026**	**$44,881**

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

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	003	$53,500	$306,951,300	0.02	$1,835,825	$367
2023	004	$0	$306,951,300	0.00	$1,835,825	$0
2023	005	$0	$306,951,300	0.00	$1,835,825	$0
2023	006	$66,200	$306,951,300	0.02	$1,835,825	$367
2023	007	$0	$306,951,300	0.00	$1,835,825	$0
2023	008	$2,491,400	$306,951,300	0.81	$1,835,825	$14,870
2023	009	$-28,200	$306,951,300	-0.01	$1,835,825	$-184
2023	**Total**	**$2,582,900**	**$306,951,300**	**0.84**	**$1,835,825**	**$15,421**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

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@blackriverfallswi.gov**	Contact phone **(715) 284-2315**

Submission Information

Co-muni code	**27206**
TID number	**006**
Submission date	**03-17-2025 12:06 PM**
Confirmation	**TIDAR20240758O1742230901536**
Submission type	**ORIGINAL**

City of

BLACK RIVER FALLS, WISCONSIN

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CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 6
DOWNTOWN DISTRICT
COMPILED
BALANCE SHEET
December 31, 2024

		Capital Projects Fund
ASSETS		
Cash	$	228,403
Taxes receivable		56,716
TOTAL ASSETS	$	285,119
LIABILITIES AND FUND BALANCES		
Liabilities		-
Deferred Revenue		56,716
Total Liabilities	$	56,716
FUND BALANCES		
Unreserved		-
Undesignated	$	228,403
TOTAL LIABILITIES AND FUND BALANCES	$	285,119

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

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, 2024
And From the Date of Creation Through December 31, 2024

	Year Ended	From Date of Creation
SOURCES OF FUNDS		
Tax Increments	68,613	201,298
Special Assessments	-	-
Miscellaneous (Audit AJE)	-	12,652
Proceeds from Long-term Debt	-	-
Sale of Property	-	-
Transfer In	-	350,000
Total Sources	$ 68,613	$ 563,950
USES OF FUNDS		
Capital/Admin/Other Expenditures	21,041	335,547.00
Interest and Fiscal Charges	-	-
Transfer Out	-	-
Principal of Long-term Debt	-	-
Total Uses	$ 21,041	$ 335,547
Fund Balance (Deficit) - Beginning of Year	$ 180,831	
Net Income (Loss)	$ 47,572	$ 228,403
FUND BALANCE (DEFICIT) - END OF YEAR	$ 228,403	$ 228,403

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code 27206	Municipality BLACK RIVER FALLS		County JACKSON	Due date 07/01/2025	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	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	$-3,788

Section 3 – Revenue	Amount
Tax increment	$6,990
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	**$6,990**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	
Interest and fiscal charges	
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	**$150**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	$3,052
Future costs	$500,000
Future revenue	
Surplus or deficit	$-496,948

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

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	$150,000	$0	$0	$150,000
006	$30,000	$0	$0	$30,000
007	$0	$0	$0	$0
008	$7,897,300	$0	$0	$7,897,300
009	$0	$0	$0	$0
Total	**$8,077,300**	**$0**	**$0**	**$8,077,300**

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	$150,000	$336,251,100	0.04	$1,870,026	$748
006	$30,000	$336,251,100	0.01	$1,870,026	$187
007	$0	$336,251,100	0.00	$1,870,026	$0
008	$7,897,300	$336,251,100	2.35	$1,870,026	$43,946
009	$0	$336,251,100	0.00	$1,870,026	$0
Total	**$8,077,300**	**$336,251,100**	**2.40**	**$1,870,026**	**$44,881**

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

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	003	$53,500	$306,951,300	0.02	$1,835,825	$367
2023	004	$0	$306,951,300	0.00	$1,835,825	$0
2023	005	$0	$306,951,300	0.00	$1,835,825	$0
2023	006	$66,200	$306,951,300	0.02	$1,835,825	$367
2023	007	$0	$306,951,300	0.00	$1,835,825	$0
2023	008	$2,491,400	$306,951,300	0.81	$1,835,825	$14,870
2023	009	$-28,200	$306,951,300	-0.01	$1,835,825	$-184
2023	**Total**	**$2,582,900**	**$306,951,300**	**0.84**	**$1,835,825**	**$15,421**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

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@blackriverfallswi.gov**	Contact phone **(715) 284-2315**

Submission Information	
Co-muni code	**27206**
TID number	**007**
Submission date	**03-17-2025 01:18 PM**
Confirmation	**TIDAR20240758O1742235524702**
Submission type	**ORIGINAL**

CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 7
INDUSTRIAL PARK II
COMPILED
BALANCE SHEET
December 31, 2024

	Capital Project Fund
ASSETS	
Cash	3,051
Taxes receivable	6,532
TOTAL ASSETS	$ 9,584
LIABILITIES AND FUND BALANCES	
Liabilities	-
Accounts Payable	-
Deferred Revenue	6,532
Total Liablilities	$ 6,532
FUND BALANCES	
Unreserved	-
Undesignated	$ 3,051
TOTAL LIABILITIES AND FUND BALANCES	$ 9,584

TID Base Value 2023	$0
TID Increment Value 2023	$353,500
Total TID Value 2023	$353,500

City of
BLACK RIVER FALLS, WISCONSIN

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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, 2024
And From the Date of Creation Through December 31, 2024

	Year Ended	From Date of Creation
SOURCES OF FUNDS		
Tax Increments	6,989	23,752
Special Assessments	-	-
Exempt Computer Aid	-	-
Proceeds from Long-Term Debt	-	-
Grant	-	-
Sale of Property	-	-
Total Sources	$ 6,989	$ 23,752
USES OF FUNDS		
Capital/Admin/Other Expenditures	150	20,701
Transfer Out	-	-
Interest and Fiscal Charges	-	-
Principal of Long-term Debt	-	-
Total Uses	$ 150	$ 20,701
Fund Balance (Deficit) - Beginning of Year	$ (3,788)	
Net Income (Loss)	$ 6,839	$ 3,051
FUND BALANCE (DEFICIT) - END OF YEAR	$ 3,051	$ 3,051

101 South Second Black River Falls, WI 54615 (715) 284-5514

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 1 – Municipality and TID

Co-muni code	Municipality		County	Due date	Report type
27206	BLACK RIVER FALLS		JACKSON	07/01/2025	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
008	6	SWIDERSKI	09/29/2021	09/29/2041	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	$96,277

Section 3 – Revenue		Amount
Tax increment		$52,001
Investment income		
Debt proceeds		$0
Special assessments		
Shared revenue		
Sale of property		
Allocation from another TID		
Developer guarantees		
Transfer from other funds		
Source	Draws form Investment Principle	$103,465
Grants		
Other revenue		
Total Revenue (deposits)		$155,466

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 4 – Expenditures	Amount
Capital expenditures	$52,711
Administration	$10,000
Professional services	
Interest and fiscal charges	$98,113
DOR fees	$150
Discount on long-term debt	
Debt issuance costs	$400
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name SC Swiderski	$340,000
Transfer to other funds	
Other expenditures	
Total Expenditures	**$501,374**

Section 5 – Ending Balance	Amount
TID fund balance at end of year	**$-249,631**
Future costs	**$0**
Future revenue	
Surplus or deficit	**$-249,631**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

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	$150,000	$0	$0	$150,000
006	$30,000	$0	$0	$30,000
007	$0	$0	$0	$0
008	$7,897,300	$0	$0	$7,897,300
009	$0	$0	$0	$0
Total	**$8,077,300**	**$0**	**$0**	**$8,077,300**

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	$150,000	$336,251,100	0.04	$1,870,026	$748
006	$30,000	$336,251,100	0.01	$1,870,026	$187
007	$0	$336,251,100	0.00	$1,870,026	$0
008	$7,897,300	$336,251,100	2.35	$1,870,026	$43,946
009	$0	$336,251,100	0.00	$1,870,026	$0
Total	**$8,077,300**	**$336,251,100**	**2.40**	**$1,870,026**	**$44,881**

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

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	003	$53,500	$306,951,300	0.02	$1,835,825	$367
2023	004	$0	$306,951,300	0.00	$1,835,825	$0
2023	005	$0	$306,951,300	0.00	$1,835,825	$0
2023	006	$66,200	$306,951,300	0.02	$1,835,825	$367
2023	007	$0	$306,951,300	0.00	$1,835,825	$0
2023	008	$2,491,400	$306,951,300	0.81	$1,835,825	$14,870
2023	009	$-28,200	$306,951,300	-0.01	$1,835,825	$-184
2023	**Total**	**$2,582,900**	**$306,951,300**	**0.84**	**$1,835,825**	**$15,421**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

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@blackriverfallswi.gov**	Contact phone **(715) 284-2315**

Submission Information

Co-muni code	**27206**
TID number	**008**
Submission date	**03-17-2025 01:42 PM**
Confirmation	**TIDAR20240758O1742236916679**
Submission type	**ORIGINAL**

CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 8
SWIDERSKI
COMPILED
BALANCE SHEET
December 31, 2024

		Capital Project Fund
ASSETS		
Cash		(249,631)
Taxes receivable		200,172
TOTAL ASSETS	$	(49,459)
LIABILITIES AND FUND BALANCES		
Liabilities		-
Accounts Payable		-
Deferred Revenue		200,172
Total Liablilities	$	200,172
FUND BALANCES		
Unreserved		-
Undesignated	$	(249,631)
TOTAL LIABILITIES AND FUND BALANCES	$	(49,459)

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

City of BLACK RIVER FALLS, WISCONSIN

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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, 2024
And From the Date of Creation Through December 31, 2024

	Year Ended	From Date of Creation
SOURCES OF FUNDS		
Tax Increments	52,001	52,001
Special Assessments	-	-
Exempt Computer Aid	-	-
Draw From Investments		1,393,773
Unrealized Gains/Losses - Investments	4,919	4,919
Proceeds from Long-Term Debt	-	2,934,769
Interest Income	721.00	28,437
Sale of Property	-	-
Miscellaneous (Audit AJE)		19,307
Total Sources	$ 57,641	$ 4,433,206
USES OF FUNDS		
Capital/Admin/Other Expenditures	304,988	2,787,847
Transfer Out		-
Temporary Investments	-	1,568,828
Investment Management Fees	49	49
Cost of Debt Issuance	400	99,636
Interest and Fiscal Charges	98,113	226,477
Principal of Long-term Debt	-	-
Total Uses	$ 403,550	$ 4,682,837
Fund Balance (Deficit) - Beginning of Year	$ 96,277	
Net Income (Loss)	$ (345,908)	$ (249,631)
FUND BALANCE (DEFICIT) - END OF YEAR	$ (249,631)	$ (249,631)

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

Section 1 – Municipality and TID					
Co-muni code 27206	Municipality BLACK RIVER FALLS		County JACKSON	Due date 07/01/2025	Report type ORIGINAL
TID number 009	TID type 6	TID name McFour	Creation date 06/07/2022	Mandatory termination date 06/07/2042	Anticipated termination date N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	$-17,536

Section 3 – Revenue	Amount
Tax increment	$2,403
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	$2,403

Section 4 – Expenditures	Amount
Capital expenditures	
Administration	
Professional services	
Interest and fiscal charges	
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 N/A	$0
Transfer to other funds	
Other expenditures	
Total Expenditures	$150

Section 5 – Ending Balance	Amount
TID fund balance at end of year	$-15,283
Future costs	$0
Future revenue	
Surplus or deficit	$-15,283

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

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	$150,000	$0	$0	$150,000
006	$30,000	$0	$0	$30,000
007	$0	$0	$0	$0
008	$7,897,300	$0	$0	$7,897,300
009	$0	$0	$0	$0
Total	**$8,077,300**	**$0**	**$0**	**$8,077,300**

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	$150,000	$336,251,100	0.04	$1,870,026	$748
006	$30,000	$336,251,100	0.01	$1,870,026	$187
007	$0	$336,251,100	0.00	$1,870,026	$0
008	$7,897,300	$336,251,100	2.35	$1,870,026	$43,946
009	$0	$336,251,100	0.00	$1,870,026	$0
Total	**$8,077,300**	**$336,251,100**	**2.40**	**$1,870,026**	**$44,881**

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

Historical Allowable Levy Increase Attributable to TID NNC						
Year	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
2023	003	$53,500	$306,951,300	0.02	$1,835,825	$367
2023	004	$0	$306,951,300	0.00	$1,835,825	$0
2023	005	$0	$306,951,300	0.00	$1,835,825	$0
2023	006	$66,200	$306,951,300	0.02	$1,835,825	$367
2023	007	$0	$306,951,300	0.00	$1,835,825	$0
2023	008	$2,491,400	$306,951,300	0.81	$1,835,825	$14,870
2023	009	$-28,200	$306,951,300	-0.01	$1,835,825	$-184
2023	**Total**	**$2,582,900**	**$306,951,300**	**0.84**	**$1,835,825**	**$15,421**

Form PE-300	TID Annual Report	2024 WI Dept of Revenue

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@blackriverfallswi.gov**	Contact phone **(715) 284-2315**

Submission Information	
Co-muni code	**27206**
TID number	**009**
Submission date	**03-17-2025 01:44 PM**
Confirmation	**TIDAR20240758O1742237079033**
Submission type	**ORIGINAL**

City of
BLACK RIVER FALLS, WISCONSIN
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CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 9
MCFOUR
COMPILED
BALANCE SHEET
December 31, 2024

	Capital Project Fund
ASSETS	
Cash	(15,283)
Taxes receivable	-
TOTAL ASSETS	$ (15,283)
LIABILITIES AND FUND BALANCES	
Liabilities	-
Accounts Payable	-
Deferred Revenue	-
Total Liablilities	$ -
FUND BALANCES	
Unreserved	-
Undesignated	$ (15,283)
TOTAL LIABILITIES AND FUND BALANCES	$ (15,283)

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

101 South Second Black River Falls, WI 54615 (715) 284-5514

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, 2024
And From the Date of Creation Through December 31, 2024

	Year Ended	From Date of Creation
SOURCES OF FUNDS		
Tax Increments	2,403	2,403
Special Assessments	-	-
Exempt Computer Aid	-	-
Proceeds from Long-Term Debt	-	-
Grant	-	-
Sale of Property	-	-
Miscellaneous (Audit AJE)		
Total Sources	$ 2,403	$ 2,403
USES OF FUNDS		
Capital/Admin/Other Expenditures	150	17,686
Transfer Out	-	-
Interest and Fiscal Charges	-	-
Principal of Long-term Debt	-	-
Total Uses	$ 150	$ 17,686
Fund Balance (Deficit) - Beginning of Year	$ (17,536)	
Net Income (Loss)	$ 2,253	$ (15,283)
FUND BALANCE (DEFICIT) - END OF YEAR	$ (15,283)	$ (15,283)

JOINT REVIEW BOARD RESOLUTION 2025-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. 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 July 8, 2025 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 8th day of July, 2025.

Joint Review Board	**Representing**
______________________________	Jackson County
______________________________	Black River Falls School District
______________________________	Western Technical College District
______________________________	City of Black River Falls
______________________________	Public Member