

City of Black River Falls
JOINT REVIEW BOARD – AGENDA
Tuesday – June 9, 2026 – 3:00 PM
City Hall – 101 S. Second Street, Black River Falls, WI

Join Zoom Meeting:

<https://us02web.zoom.us/j/89108771016?pwd=a4UgmqzvLJeuLsqjV322NeRBZOuOIt.1>
OR Dial: 312-626-6799 Meeting ID: 891 877 1016 Passcode: cityhall

1. Call to order.
2. Appoint Chairperson – Action
3. Appoint Public Member – Action
4. Review Annual PE-300 Reports and the performance and status of:
 - a. Tax Incremental District No. 3.
 - b. Tax Incremental District No. 6.
 - c. Tax Incremental District No. 7.
 - d. Tax Incremental District No. 8.
 - e. Tax Incremental District No. 9
5. **JRB RESOLUTION 2026-A** – A resolution acknowledging filing of annual reports and compliance with annual meeting requirement – Action
6. Adjourn.

Posted: May 1, 2026

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
27206	BLACK RIVER FALLS		JACKSON	07/01/2026	ORIGINAL
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
003	4	Super Wal-Mart	07/02/2002	07/02/2028	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$1,062,698

Section 3 – Revenue	Amount
Tax increment	\$307,235
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$27,596
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$334,831

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 4 – Expenditures	Amount
Capital expenditures	
Administration	\$10,000
Professional services	
Interest and fiscal charges	\$21,994
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$247,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$279,144

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$1,118,385
Future costs	\$500,000
Future revenue	\$625,000
Surplus or deficit	\$1,243,385

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	\$0	\$0	\$-1,800	\$-1,800
006	\$111,500	\$0	\$-400	\$111,100
007	\$0	\$0	\$0	\$0
008	\$3,466,500	\$0	\$551,200	\$4,017,700
009	\$90,100	\$0	\$0	\$90,100
Total	\$3,668,100	\$0	\$549,000	\$4,217,100

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	\$-1,800	\$348,035,500	0.00	\$1,946,791	\$0
006	\$111,100	\$348,035,500	0.03	\$1,946,791	\$584
007	\$0	\$348,035,500	0.00	\$1,946,791	\$0
008	\$4,017,700	\$348,035,500	1.15	\$1,946,791	\$22,388
009	\$90,100	\$348,035,500	0.03	\$1,946,791	\$584
Total	\$4,217,100	\$348,035,500	1.21	\$1,946,791	\$23,556

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
2024	003	\$150,000	\$336,251,100	0.04	\$1,870,026	\$748
2024	006	\$30,000	\$336,251,100	0.01	\$1,870,026	\$187
2024	007	\$0	\$336,251,100	0.00	\$1,870,026	\$0
2024	008	\$7,897,300	\$336,251,100	2.35	\$1,870,026	\$43,946
2024	009	\$0	\$336,251,100	0.00	\$1,870,026	\$0
2024	Total	\$8,077,300	\$336,251,100	2.40	\$1,870,026	\$44,881
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

Form PE-300		TID Annual Report				2025 WI Dept of Revenue	
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	2025 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	03-31-2026 01:43 PM
Confirmation	TIDAR20250758O1774970761080
Submission type	ORIGINAL



101 South Second Street
 Black River Falls, WI 54615
www.blackriverfallswi.gov
 P: 715-284-5514 / F: 715-284-1777

CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 3
SUPER WAL-MART
COMPILED
BALANCE SHEET
December 31, 2025

	Capital Projects Fund
<u>ASSETS</u>	
Cash	1,118,385
Taxes receivable	306,565
TOTAL ASSETS	\$ 1,424,950
<u>LIABILITIES AND FUND BALANCES</u>	
Liabilities	-
Deferred Revenue	306,565
Total Liabilities	\$ 306,565
<u>FUND BALANCES</u>	
Unreserved	-
Undesignated	\$ 1,118,385
 TOTAL LIABILITIES AND FUND BALANCES	 \$ 1,424,950
TID Base Value 2024	\$ 496,100
TID Increment Value 2024	16,571,900
Total TID Value 2024	\$ 17,068,000



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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, 2025
 And From the Date of Creation Through December 31, 2025

	Year Ended	From Date of Creation
<u>SOURCES OF FUNDS</u>		
Tax Increments	307,235	5,907,625
Special Assessments	-	-
Exempt Computer Aid	4,616	57,050
Exempt Personal Property Aid	22,980	56,875
Proceeds from Long-Term Debt	-	6,228,299
Transfer In	-	24,607
Sale of Property	-	-
Total Sources	\$ 334,831	\$ 12,274,456
<u>USES OF FUNDS</u>		
Capital/Admin/Other Expenditures	10,150	5,029,577
Interest and Fiscal Charges	21,994	616,364
Principal of Long-term Debt	247,000	5,233,518
Transfer Out	-	276,612
Total Uses	\$ 279,144	\$ 11,156,071
Fund Balance (Deficit) - Beginning of Year	\$ 1,062,698	
Net Income (Loss)	\$ 55,687	\$ 1,118,385
FUND BALANCE (DEFICIT) - END OF YEAR	\$ 1,118,385	\$ 1,118,385

Dated From: 1/01/2025
 Thru: 12/31/2025

From Account: 403-00-11100-000-000
 Thru Account: 403-00-11100-000-000

Type of Account: Active

ACCT

Fund # 403 - TIF #3 MC FOUR

Debit

Credit

403-00-11100-000-000		TIF #3 MC FOUR TREASURE'S CASH			
Posting Date	Transaction Type Number	Date	Description	Debit	Credit
1/01/2025	BAL	1/02/2025	Beginning Balances Posted 01/02/2025 From Account 403-00-11100-000-000	1,062,697.79	
2/25/2025	CMP	2/25/2025	Checks Posted 02/25/2025		268,810.46
3/01/2025	CMP	3/01/2025	Checks Posted 03/01/2025		183.29
4/15/2025	CMP	4/15/2025	Checks Posted 04/15/2025		150.00
5/31/2025	JE EOM 2025 05	5/31/2025	MAY 2025 EOM JE'S 2024 EXEMPT PP AID	5,349.99	
5/31/2025	JE EOM 2025 05	5/31/2025	MAY 2025 EOM JE'S 2024 ACT 12 PP AID	17,630.14	
7/31/2025	JE EOM 2025 07	7/31/2025	JULY 2025 EOM JE'S EXEMPT COMPUTER AID TID 3	4,615.96	
8/21/2025	JE JE-3857	8/21/2025	TSF TAX COLLECTIONS TO PROPER ACCTS Transfer Funds to Proper Accounts	307,234.71	
12/31/2025	JE JE-3963	12/31/2025	TO RECORD TIF ADMINISTRATIVE FEES 2025 Admin Fees		10,000.00
			Ending Balance:	1,118,384.84	

Fund Totals:		Beginning	0.00	0.00
			1,397,528.59	279,143.75
		Ending	1,118,384.84	0.00

Fund: 403 - TIF #3 MC FOUR

Account Number		2025 December	2025 Actual 12/31/2025	2025 Budget	Budget Status	% of Budget
403-00-41110-000-000	GENERAL PROPERTY TAX	0.00	307,234.71	307,234.71	0.00	100.00
403-00-42000-000-000	SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00	0.00
403-00-43430-000-000	EXEMPT COMPUTER AID	0.00	4,615.96	0.00	4,615.96	0.00
403-00-43431-000-000	ACT 12 PERSONAL PROPERTY AID	0.00	22,980.13	0.00	22,980.13	0.00
403-00-46100-000-000	GENERAL GOVERN MISC REV	0.00	0.00	0.00	0.00	0.00
403-00-48101-000-000	INTEREST ON SPECIAL ASSESSMNTS	0.00	0.00	0.00	0.00	0.00
403-00-49000-000-000	TRANSFER IN	0.00	0.00	0.00	0.00	0.00
403-00-49103-000-000	PROCEEDS - LONG TERM DEBT	0.00	0.00	0.00	0.00	0.00
=====						
Total Revenues		0.00	334,830.80	307,234.71	27,596.09	108.98
=====						

Fund: 403 - TIF #3 MC FOUR

Account Number		2025 December	2025 Actual 12/31/2025	2025 Budget	Budget Status	% of Budget
403-00-56000-000-000	TIF OTHER EXPENSE	43,589.63	43,589.63	0.00	-43,589.63	0.00
403-00-57730-200-000	TIF #3 WALMART	0.00	150.00	0.00	-150.00	0.00
403-00-58100-610-000	PRINCIPAL L/T DEBT	0.00	247,000.00	0.00	-247,000.00	0.00
403-00-58200-620-000	INTEREST L/T DEBT	0.00	21,993.75	0.00	-21,993.75	0.00
403-00-59000-200-000	TRANSFER OUT	0.00	0.00	0.00	0.00	0.00
Total Expenses		43,589.63	312,733.38	0.00	-312,733.38	0.00
Net Totals		-43,589.63	22,097.42	307,234.71	285,137.29	7.19

Dated From: 1/01/2025
Thru: 12/31/2025

From Account: 403-00-56000-000-000
Thru Account: 403-00-56000-000-000

Type of Account: Active

ACCT

Fund # 403 - TIF #3 MC FOUR

Debit

Credit

403-00-56000-000-000

TIF OTHER EXPENSE

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
12/31/2025	JE	JE-3963	12/31/2025	TO RECORD TIF ADMINISTRATIVE FEES 2025 Admin Fees	10,000.00	
12/31/2025	CMP	76641	1/20/2026	XYR CHK # 76641 - WALMART REAL ESTATE BUSINES 2021 WALMART ASSESSMENT SETTLEMENT	1,443.40	
12/31/2025	CMP	76641	1/20/2026	XYR CHK # 76641 - WALMART REAL ESTATE BUSINES 2022 WALMART ASSESSMENT SETTLEMENT	1,495.13	
12/31/2025	CMP	76641	1/20/2026	XYR CHK # 76641 - WALMART REAL ESTATE BUSINES 2023 WALMART ASSESSMENT SETTLEMENT	1,439.91	
12/31/2025	CMP	76641	1/20/2026	XYR CHK # 76641 - WALMART REAL ESTATE BUSINES 2024 WALMART ASSESSMENT SETTLEMENT	29,211.19	
Ending Balance:					43,589.63	
Fund Totals:					Beginning	0.00
					Ending	43,589.63

Pd in 2026
33,589.63
Will Report on 2026 PE-300

4/01/2026 9:25 AM

Balance Sheet Detail Report

Page: 1
ACCT

Dated From: 1/01/2025
Thru: 12/31/2025

Fund: 403 - TIF #3 MC FOUR

Account Number		Debit	Credit
403-00-11100-000-000	TIF #3 MC FOUR TREASURE'S CASH	1,118,384.84	
403-00-12101-000-000	TAXES RECEIVABLE	306,565.47	
403-00-12600-000-000	S/A - STORM WATER STUDY		
403-00-13100-000-000	ACCTS RECEIVABLE/SUNDRY		
TOTAL ASSETS		1,424,950.31	
403-00-21100-000-000	SUNDRY ACCOUNTS PAYABLE		33,589.63
403-00-25101-000-000	DUE TO WATER DEPARTMENT		
403-00-26000-000-000	DEFERRED REVENUE - TAX ROLL		306,565.47
403-00-26001-000-000	DEFERRED REVENUE - S/A		
TOTAL LIABILITY			340,155.10
403-00-34000-000-000	FUND BALANCE - UNDESIGNATED		1,062,697.79
403-00-39500-000-000	EXPENDITURE CONTROL		
403-00-39600-000-000	REVENUE CONTROL		
TOTAL FUND EQUITY			1,062,697.79
	2025 Revenues		334,830.80
	2025 Expenditures	312,733.38	
GRAND TOTALS		1,737,683.69	1,737,683.69

Form PE-300	TID Annual Report	2025 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 07/01/2026	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	\$228,403

Section 3 – Revenue	Amount
Tax increment	\$56,717
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$8,689
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$65,406

Section 4 – Expenditures	Amount
Capital expenditures	\$8,223
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	
TID number	
Developer grants	
Developer name None	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$18,373

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$275,436
Future costs	\$0
Future revenue	\$0
Surplus or deficit	\$275,436

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	\$0	\$0	\$-1,800	\$-1,800
006	\$111,500	\$0	\$-400	\$111,100
007	\$0	\$0	\$0	\$0
008	\$3,466,500	\$0	\$551,200	\$4,017,700
009	\$90,100	\$0	\$0	\$90,100
Total	\$3,668,100	\$0	\$549,000	\$4,217,100

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	\$-1,800	\$348,035,500	0.00	\$1,946,791	\$0
006	\$111,100	\$348,035,500	0.03	\$1,946,791	\$584
007	\$0	\$348,035,500	0.00	\$1,946,791	\$0
008	\$4,017,700	\$348,035,500	1.15	\$1,946,791	\$22,388
009	\$90,100	\$348,035,500	0.03	\$1,946,791	\$584
Total	\$4,217,100	\$348,035,500	1.21	\$1,946,791	\$23,556

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
2024	003	\$150,000	\$336,251,100	0.04	\$1,870,026	\$748
2024	006	\$30,000	\$336,251,100	0.01	\$1,870,026	\$187
2024	007	\$0	\$336,251,100	0.00	\$1,870,026	\$0
2024	008	\$7,897,300	\$336,251,100	2.35	\$1,870,026	\$43,946
2024	009	\$0	\$336,251,100	0.00	\$1,870,026	\$0
2024	Total	\$8,077,300	\$336,251,100	2.40	\$1,870,026	\$44,881
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

Form PE-300		TID Annual Report				2025 WI Dept of Revenue	
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	2025 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	03-31-2026 02:38 PM
Confirmation	TIDAR20250758O1774985888724
Submission type	ORIGINAL



CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 6
DOWNTOWN DISTRICT
COMPILED
BALANCE SHEET
December 31, 2025

	Capital Projects Fund
<hr/> <hr/>	
<u>ASSETS</u>	
Cash	\$ 275,435
Taxes receivable	93,868
TOTAL ASSETS	\$ 369,303
<u>LIABILITIES AND FUND BALANCES</u>	
Liabilities	-
Deferred Revenue	93,868
Total Liabilities	\$ 93,868
<u>FUND BALANCES</u>	
Unreserved	-
Undesignated	\$ 275,435
 TOTAL LIABILITIES AND FUND BALANCES	 \$ 369,303
<hr/> <hr/>	
TID Base Value 2024	\$ 7,419,400
TID Increment Value 2024	\$ 5,074,200
Total TID Value 2024	\$ 12,493,600



101 South Second Street
 Black River Falls, WI 54615
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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, 2025
 And From the Date of Creation Through December 31, 2025

	<u>Year Ended</u>	<u>From Date of Creation</u>
<u>SOURCES OF FUNDS</u>		
Tax Increments	56,716	258,014
Special Assessments	-	-
Miscellaneous (Audit AJE)	-	12,652
Exempt Personal Property	8,689	8,689
Proceeds from Long-term Debt	-	-
Sale of Property	-	-
Transfer In	-	350,000
Total Sources	\$ 65,405	\$ 629,355
<u>USES OF FUNDS</u>		
Capital/Admin/Other Expenditures	18,373	353,920.00
Interest and Fiscal Charges	-	-
Transfer Out	-	-
Principal of Long-term Debt	-	-
Total Uses	\$ 18,373	\$ 353,920
Fund Balance (Deficit) - Beginning of Year	\$ 228,403	
Net Income (Loss)	\$ 47,032	\$ 275,435
FUND BALANCE (DEFICIT) - END OF YEAR	\$ 275,435	\$ 275,435

Dated From: 1/01/2025

From Account: 406-00-11100-000-000

ACCT

Thru: 12/31/2025

Thru Account: 406-00-11100-000-000

Type of Account: Active

Fund # 406 - TIF #6 DOWNTOWN

Debit

Credit

406-00-11100-000-000

TIF #6 DOWNTOWN TREASURER CASH

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
1/01/2025	BAL		1/02/2025	Beginning Balances Posted 01/02/2025 From Account 406-00-11100-000-000	228,402.76	
4/15/2025	CMP		4/15/2025	Checks Posted 04/15/2025		150.00
4/22/2025	CMP		4/22/2025	Checks Posted 04/22/2025		1,034.75
4/29/2025	CMP		4/29/2025	Checks Posted 04/29/2025		200.28
5/06/2025	CMP		5/06/2025	Checks Posted 05/06/2025		151.40
5/20/2025	CMP		5/20/2025	Checks Posted 05/20/2025		6,812.00
5/31/2025	JE	EOM 2025 05	5/31/2025	MAY 2025 EOM JE'S 2024 ACT 12 PP AID	8,689.00	
6/10/2025	CMP		6/10/2025	Checks Posted 06/10/2025		24.73
8/21/2025	JE	JE-3857	8/21/2025	TSF TAX COLLECTIONS TO PROPER ACCTS Transfer Funds to Proper Accounts	56,716.39	
12/31/2025	JE	JE-3963	12/31/2025	TO RECORD TIF ADMINISTRATIVE FEES 2025 Admin Fees		10,000.00
				Ending Balance:	275,434.99	

Fund Totals:

Beginning	0.00	0.00
	293,808.15	18,373.16
Ending	275,434.99	0.00

Fund: 406 - TIF #6 DOWNTOWN

Account Number		2025 December	2025 Actual 12/31/2025	2025 Budget	Budget Status	% of Budget
406-00-41110-000-000	GENERAL PROPERTY TAX	0.00	56,716.39	56,716.39	0.00	100.00
406-00-43430-000-000	EXEMPT COMPUTER AID	0.00	0.00	0.00	0.00	0.00
406-00-43431-000-000	ACT 12 PERSONAL PROPERTY AID	0.00	8,689.00	0.00	8,689.00	0.00
406-00-48920-000-000	TRANSFER IN	0.00	0.00	0.00	0.00	0.00
406-00-49100-000-000	PROCEEDS FROM L/T DEBT	0.00	0.00	0.00	0.00	0.00
Total Revenues		0.00	65,405.39	56,716.39	8,689.00	115.32

Fund: 406 - TIF #6 DOWNTOWN

Account Number		2025 December	2025 Actual 12/31/2025	2025 Budget	Budget Status	% of Budget
406-00-56000-000-000	TIF OTHER EXPENSE	10,000.00	-117,146.84	0.00	117,146.84	0.00
406-00-57730-200-000	TIF #6 DOWNTOWN	0.00	150.00	0.00	-150.00	0.00
406-00-58100-610-000	PRINCIPAL L/T DEBT	0.00	0.00	0.00	0.00	0.00
406-00-58200-620-000	INTEREST L/T DEBT	0.00	0.00	0.00	0.00	0.00
406-00-59000-200-000	TRANSFER OUT	0.00	0.00	0.00	0.00	0.00
Total Expenses		10,000.00	-116,996.84	0.00	116,996.84	0.00
Net Totals		-10,000.00	182,402.23	56,716.39	-125,685.84	321.60

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Balance Sheet Detail Report

Page: 1
ACCT

Dated From: 1/01/2025
Thru: 12/31/2025

Fund: 406 - TIF #6 DOWNTOWN

Account Number		Debit	Credit
406-00-11100-000-000	TIF #6 DOWNTOWN TREASURER CASH	275,434.99	
406-00-12101-000-000	TAXES RECEIVABLE	93,868.20	
TOTAL ASSETS		369,303.19	
406-00-21100-000-000	SUNDRY ACCOUNTS PAYABLE		
406-00-26000-000-000	DEFERRED REVENUE - TAX ROLL		93,868.20
TOTAL LIABILITY			93,868.20
406-00-34000-000-000	FUND BALANCE - UNDESIGNATED		93,032.76
406-00-39500-000-000	EXPENDITURE CONTROL		
406-00-39600-000-000	REVENUE CONTROL		
TOTAL FUND EQUITY			93,032.76
	2025 Revenues		65,405.39
	2025 Expenditures		116,996.84
GRAND TOTALS		369,303.19	369,303.19

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code	Municipality	County	Due date	Report type	
27206	BLACK RIVER FALLS	JACKSON	07/01/2026	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
007	5	Industrial Park II	05/02/2017	05/02/2038	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$3,052

Section 3 – Revenue	Amount
Tax increment	\$6,532
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$6,532

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	
TID number	
Developer grants	
Developer name None	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$150

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$9,434
Future costs	\$0
Future revenue	\$0
Surplus or deficit	\$9,434

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	\$0	\$0	\$-1,800	\$-1,800
006	\$111,500	\$0	\$-400	\$111,100
007	\$0	\$0	\$0	\$0
008	\$3,466,500	\$0	\$551,200	\$4,017,700
009	\$90,100	\$0	\$0	\$90,100
Total	\$3,668,100	\$0	\$549,000	\$4,217,100

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	\$-1,800	\$348,035,500	0.00	\$1,946,791	\$0
006	\$111,100	\$348,035,500	0.03	\$1,946,791	\$584
007	\$0	\$348,035,500	0.00	\$1,946,791	\$0
008	\$4,017,700	\$348,035,500	1.15	\$1,946,791	\$22,388
009	\$90,100	\$348,035,500	0.03	\$1,946,791	\$584
Total	\$4,217,100	\$348,035,500	1.21	\$1,946,791	\$23,556

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
2024	003	\$150,000	\$336,251,100	0.04	\$1,870,026	\$748
2024	006	\$30,000	\$336,251,100	0.01	\$1,870,026	\$187
2024	007	\$0	\$336,251,100	0.00	\$1,870,026	\$0
2024	008	\$7,897,300	\$336,251,100	2.35	\$1,870,026	\$43,946
2024	009	\$0	\$336,251,100	0.00	\$1,870,026	\$0
2024	Total	\$8,077,300	\$336,251,100	2.40	\$1,870,026	\$44,881
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

Form PE-300		TID Annual Report				2025 WI Dept of Revenue	
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	2025 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	03-31-2026 02:42 PM
Confirmation	TIDAR20250758O1774986146725
Submission type	ORIGINAL



101 South Second Street
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CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 7
INDUSTRIAL PARK II
 COMPILED
 BALANCE SHEET
December 31, 2025

	Capital Project Fund
<u>ASSETS</u>	
Cash	9,434
Taxes receivable	7,148
TOTAL ASSETS	\$ 16,582
 <u>LIABILITIES AND FUND BALANCES</u>	
Liabilities	-
Accounts Payable	-
Deferred Revenue	7,148
Total Liabilities	\$ 7,148
 <u>FUND BALANCES</u>	
Unreserved	-
Undesignated	9,434
	\$ 9,434
 TOTAL LIABILITIES AND FUND BALANCES	 \$ 16,582

	TID Base Value 2024	\$0
	TID Increment Value 2024	\$386,400
	Total TID Value 2024	\$386,400



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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, 2025
 And From the Date of Creation Through December 31, 2025

	<u>Year Ended</u>	<u>From Date of Creation</u>
<u>SOURCES OF FUNDS</u>		
Tax Increments	6,533	30,285
Special Assessments	-	-
Exempt Computer Aid	-	-
Proceeds from Long-Term Debt	-	-
Grant	-	-
Sale of Property	-	-
Total Sources	\$ 6,533	\$ 30,285
<u>USES OF FUNDS</u>		
Capital/Admin/Other Expenditures	150	20,851
Transfer Out	-	-
Interest and Fiscal Charges	-	-
Principal of Long-term Debt	-	-
Total Uses	\$ 150	\$ 20,851
Fund Balance (Deficit) - Beginning of Year	\$ 3,051	
Net Income (Loss)	\$ 6,383	\$ 9,434
FUND BALANCE (DEFICIT) - END OF YEAR	\$ 9,434	\$ 9,434

3/31/2026

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Transactions Detail Report - Full Description

Dated From: 1/01/2025

From Account: 407-00-11100-000-000

Thru: 12/31/2025

Thru Account: 407-00-11100-000-000

Type of Account: Active

Fund # 407 - TIF #7 INDUSTRIAL PARK (2)

Debit

Credit

407-00-11100-000-000

TIF #7 INDUSTRIAL PARK (2)

Posting ----- Transaction -----

Date	Type	Number	Date	Description	Debit	Credit
1/01/2025	BAL		1/02/2025	Beginning Balances Posted 01/02/2025 From Account 407-00-11100-000-000	3,051.49	
4/15/2025	CMP		4/15/2025	Checks Posted 04/15/2025		150.00
4/29/2025	CMP		4/29/2025	Checks Posted 04/29/2025		33.00
5/06/2025	CMP		5/06/2025	Checks Posted 05/06/2025		3,300.00
5/19/2025	JE	JE-3803	5/19/2025	MOVE FUNDS	3,333.00	
8/21/2025	JE	JE-3857	8/21/2025	TSF TAX COLLECTIONS TO PROPER ACCTS Transfer Funds to Proper Accounts	6,532.30	
				Ending Balance:	9,433.79	

Fund Totals:

Beginning	0.00	0.00
	12,916.79	3,483.00
Ending	9,433.79	0.00

Fund: 407 - TIF #7 INDUSTRIAL PARK (2)

Account Number		2025 December	2025 Actual 12/31/2025	2025 Budget	Budget Status	% of Budget
407-00-41110-000-000	GENERAL PROPERTY TAX	0.00	6,532.30	6,532.30	0.00	100.00
407-00-43430-000-000	EXEMPT COMPUTER AID	0.00	0.00	0.00	0.00	0.00
407-00-43431-000-000	EXEMPT PERSONAL PROPERTY AID	0.00	0.00	0.00	0.00	0.00
407-00-49100-000-000	PROCEEDS FROM L/T DEBT	0.00	0.00	0.00	0.00	0.00
=====						
	Total Revenues	0.00	6,532.30	6,532.30	0.00	100.00
=====						

Fund: 407 - TIF #7 INDUSTRIAL PARK (2)

Account Number		2025 December	2025 Actual 12/31/2025	2025 Budget	Budget Status	% of Budget
407-00-56000-000-000	TIF OTHER EXPENSE	0.00	0.00	0.00	0.00	0.00
407-00-57731-200-000	TIF #7 INDUSTRIAL PARK (2)	0.00	150.00	0.00	-150.00	0.00
407-00-58100-610-000	PRINCIPAL L/T DEBT	0.00	0.00	0.00	0.00	0.00
407-00-58200-620-000	INTEREST L/T DEBT	0.00	0.00	0.00	0.00	0.00
407-00-59000-000-000	TRANSFER OUT	0.00	0.00	0.00	0.00	0.00
Total Expenses		0.00	150.00	0.00	-150.00	0.00
Net Totals		0.00	6,382.30	6,532.30	150.00	97.70

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Balance Sheet Detail Report

Page: 1
ACCT

Dated From: 1/01/2025
Thru: 12/31/2025

Fund: 407 - TIF #7 INDUSTRIAL PARK (2)

Account Number		Debit	Credit
407-00-11100-000-000	TIF #7 INDUSTRIAL PARK (2)	9,433.79	
407-00-12101-000-000	TAXES RECEIVABLE	7,148.06	
TOTAL ASSETS		16,581.85	
407-00-21100-000-000	SUNDRY ACCOUNTS PAYABLE		
407-00-26000-000-000	DEFERRED REVENUE - TAX ROLL		7,148.06
TOTAL LIABILITY			7,148.06
407-00-34000-000-000	FUND BALANCE - UNDESIGNATED		3,051.49
407-00-39500-000-000	EXPENDITURE CONTROL		
407-00-39600-000-000	REVENUE CONTROL		
TOTAL FUND EQUITY			3,051.49
	2025 Revenues		6,532.30
	2025 Expenditures	150.00	
GRAND TOTALS		16,731.85	16,731.85

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code	Municipality		County	Due date	Report type
27206	BLACK RIVER FALLS		JACKSON	07/01/2026	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	\$-252,694

Section 3 – Revenue	Amount
Tax increment	\$307,196
Investment income	\$3,063
Debt proceeds	\$250,000
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
TID number	
Developer guarantees	
Developer name	
Transfer from other funds	
Source	
Grants	
Source	
Other revenue	
Source	
Total Revenue (deposits)	\$560,259

Section 4 – Expenditures	Amount
Capital expenditures	\$1,060
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	\$120,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number	
Developer grants	
Developer name SC Swiderski	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$229,723

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$77,842
Future costs	\$0
Future revenue	\$0
Surplus or deficit	\$77,842

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	\$0	\$0	\$-1,800	\$-1,800
006	\$111,500	\$0	\$-400	\$111,100
007	\$0	\$0	\$0	\$0
008	\$3,466,500	\$0	\$551,200	\$4,017,700
009	\$90,100	\$0	\$0	\$90,100
Total	\$3,668,100	\$0	\$549,000	\$4,217,100

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	\$-1,800	\$348,035,500	0.00	\$1,946,791	\$0
006	\$111,100	\$348,035,500	0.03	\$1,946,791	\$584
007	\$0	\$348,035,500	0.00	\$1,946,791	\$0
008	\$4,017,700	\$348,035,500	1.15	\$1,946,791	\$22,388
009	\$90,100	\$348,035,500	0.03	\$1,946,791	\$584
Total	\$4,217,100	\$348,035,500	1.21	\$1,946,791	\$23,556

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
2024	003	\$150,000	\$336,251,100	0.04	\$1,870,026	\$748
2024	006	\$30,000	\$336,251,100	0.01	\$1,870,026	\$187
2024	007	\$0	\$336,251,100	0.00	\$1,870,026	\$0
2024	008	\$7,897,300	\$336,251,100	2.35	\$1,870,026	\$43,946
2024	009	\$0	\$336,251,100	0.00	\$1,870,026	\$0
2024	Total	\$8,077,300	\$336,251,100	2.40	\$1,870,026	\$44,881
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

Form PE-300		TID Annual Report				2025 WI Dept of Revenue	
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	2025 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	03-31-2026 02:59 PM
Confirmation	TIDAR20250758O1774987171330
Submission type	ORIGINAL



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CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 8
SWIDERSKI
COMPILED
BALANCE SHEET
December 31, 2025

	Capital Project Fund
<u>ASSETS</u>	
Cash	77,842
Taxes receivable	218,839
TOTAL ASSETS	\$ 296,681
 <u>LIABILITIES AND FUND BALANCES</u>	
Liabilities	-
Accounts Payable	-
Deferred Revenue	218,839
Total Liabilities	\$ 218,839
 <u>FUND BALANCES</u>	
Unreserved	-
Undesignated	77,842
TOTAL LIABILITIES AND FUND BALANCES	\$ 296,681

	TID Base Value 2024	\$338,600
	TID Increment Value 2024	\$11,829,700
	Total TID Value 2024	\$12,168,300



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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, 2025
 And From the Date of Creation Through December 31, 2025

	<u>Year Ended</u>	<u>From Date of Creation</u>
<u>SOURCES OF FUNDS</u>		
Tax Increments	307,196	359,197
Special Assessments	-	-
Exempt Computer Aid	-	-
Draw From Investments	-	1,393,773
Unrealized Gains/Losses - Investments	-	4,919
Proceeds from Long-Term Debt	250,000.00	3,184,769
Interest Income	-	28,437
Sale of Property	-	-
Miscellaneous (Audit AJE)	-	19,307
Total Sources	\$ 557,196	\$ 4,990,402
<u>USES OF FUNDS</u>		
Capital/Admin/Other Expenditures	11,210	2,799,057
Transfer Out	-	-
Temporary Investments	-	1,568,828
Investment Management Fees	-	49
Cost of Debt Issuance	400	100,036
Interest and Fiscal Charges	98,113	324,590
Principal of Long-term Debt	120,000.00	120,000
Total Uses	\$ 229,723	\$ 4,912,560
Fund Balance (Deficit) - Beginning of Year	\$ (249,631)	
Net Income (Loss)	\$ 327,473	\$ 77,842
FUND BALANCE (DEFICIT) - END OF YEAR	\$ 77,842	\$ 77,842

3/31/2026

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Transactions Detail Report - Full Description

Page: 1

Dated From: 1/01/2025

From Account: 408-00-11100-000-000

ACCT

Thru: 12/31/2025

Thru Account: 408-00-11100-000-000

Type of Account: Active

Fund # 408 - TIF #8 SWIDERSKI

Debit

Credit

408-00-11100-000-000

TIF #8 SWIDERSKI TREAS CASH

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
1/01/2025	BAL		1/02/2025	Beginning Balances Posted 01/02/2025 From Account 408-00-11100-000-000		252,693.75
1/01/2025	BAL		1/24/2025	Beginning Balances Posted 01/24/2025 From Account 408-00-11100-000-000	3,062.55	
3/21/2025	CMP		3/21/2025	Receipts Posted 03/21/2025	250,000.00	
4/15/2025	CMP		4/15/2025	Checks Posted 04/15/2025		150.00
5/13/2025	CMP		5/13/2025	Checks Posted 05/13/2025		49,456.25
8/21/2025	JE	JE-3857	8/21/2025	TSF TAX COLLECTIONS TO PROPER ACCTS Transfer Funds to Proper Accounts	200,171.84	
8/26/2025	CMP		8/26/2025	Checks Posted 08/26/2025		10.48
8/28/2025	CMP		8/28/2025	Receipts Posted 08/28/2025	107,024.46	
9/30/2025	CMP		9/30/2025	Checks Posted 09/30/2025		1,050.00
11/11/2025	CMP		11/11/2025	Checks Posted 11/11/2025		169,056.25
11/25/2025	CMP		11/25/2025	Checks Posted 11/25/2025	169,056.25	
11/26/2025	JE	JE-3910	11/26/2025	TO RECORD WIRE TO BOND TRUST SERVICES CORP 11/26 WIRE TO BOND TRUST SERVICES CORP		169,056.25
12/31/2025	JE	JE-3963	12/31/2025	TO RECORD TIF ADMINISTRATIVE FEES 2025 Admin Fees		10,000.00
				Ending Balance:	77,842.12	

Fund Totals:

Beginning

0.00

0.00

729,315.10

651,472.98

Ending

77,842.12

0.00

Fund: 408 - TIF #8 SWIDERSKI

Account Number		2025 December	2025 Actual 12/31/2025	2025 Budget	Budget Status	% of Budget
408-00-41110-000-000	GENERAL PROPERTY TAXES - CITY	0.00	307,196.30	200,171.84	107,024.46	153.47
408-00-43430-000-000	EXEMPT COMPUTER AID	0.00	0.00	0.00	0.00	0.00
408-00-43431-000-000	EXEMPT PERSONAL PROPERTY AID	0.00	0.00	0.00	0.00	0.00
408-00-48100-000-000	INTEREST INCOME	0.00	0.00	0.00	0.00	0.00
408-00-48103-000-000	UNREALIZED GAINS / LOSSES	0.00	0.00	0.00	0.00	0.00
408-00-49100-000-000	PROCEEDS FROM L/T DEBT	0.00	250,000.00	0.00	250,000.00	0.00
408-00-49101-000-000	PREMIUM ON L/T DEBT	0.00	0.00	0.00	0.00	0.00
Total Revenues		0.00	557,196.30	200,171.84	357,024.46	278.36

Fund: 408 - TIF #8 SWIDERSKI

Account Number		2025 December	2025 Actual 12/31/2025	2025 Budget	Budget Status	% of Budget
408-00-56000-000-000	OTHER EXPENSE	10,000.00	11,060.48	0.00	-11,060.48	0.00
408-00-57731-000-000	TIF #8 SWIDERSKI	0.00	150.00	0.00	-150.00	0.00
408-00-58000-000-000	INVESTMENT MANAGEMENT FEES	0.00	0.00	0.00	0.00	0.00
408-00-58100-610-000	PRINCIPAL L/T DEBT	0.00	120,000.00	0.00	-120,000.00	0.00
408-00-58200-620-000	INTEREST L/T DEBT	0.00	98,112.50	0.00	-98,112.50	0.00
408-00-58201-600-000	DEBT ISSUANCE COST	0.00	400.00	0.00	-400.00	0.00
408-00-59000-000-000	TRANSFER OUT	0.00	0.00	0.00	0.00	0.00
Total Expenses		10,000.00	229,722.98	0.00	-229,722.98	0.00
Net Totals		-10,000.00	327,473.32	200,171.84	-127,301.48	163.60

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Balance Sheet Detail Report

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ACCT

Dated From: 1/01/2025
Thru: 12/31/2025

Fund: 408 - TIF #8 SWIDERSKI

Account Number		Debit	Credit
408-00-11100-000-000	TIF #8 SWIDERSKI TREAS CASH	77,842.12	
408-00-11300-000-000	TEMP INVESTMENT - TID 8		
408-00-12101-000-000	TAXES RECEIVABLE	218,838.97	
=====			
TOTAL ASSETS		296,681.09	
=====			
408-00-21100-000-000	VOUCHERS PAYABLE		
408-00-26000-000-000	DEFERRED REVENUE		218,838.97
=====			
TOTAL LIABILITY			218,838.97
=====			
408-00-34000-000-000	FUND BALANCE - UNDESIGNATED	249,631.20	
408-00-39500-000-000	EXPENDITURE CONTROL		
408-00-39600-000-000	REVENUE CONTROL		
=====			
TOTAL FUND EQUITY		249,631.20	
=====			
	2025 Revenues		557,196.30
	2025 Expenditures	229,722.98	
=====			
GRAND TOTALS		776,035.27	776,035.27
=====			

Form PE-300	TID Annual Report	2025 WI Dept of Revenue
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Section 1 – Municipality and TID					
Co-muni code	Municipality	County	Due date	Report type	
27206	BLACK RIVER FALLS	JACKSON	07/01/2026	ORIGINAL	
TID number	TID type	TID name	Creation date	Mandatory termination date	Anticipated termination date
009	6	McFour	06/07/2022	06/07/2042	N/A

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-15,283

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

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	
TID number	
Developer grants	
Developer name N/A	\$0
Transfer to other funds	
Fund	
Other expenditures	
Name	
Total Expenditures	\$150

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-15,433
Future costs	\$0
Future revenue	\$0
Surplus or deficit	\$-15,433

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	\$0	\$0	\$-1,800	\$-1,800
006	\$111,500	\$0	\$-400	\$111,100
007	\$0	\$0	\$0	\$0
008	\$3,466,500	\$0	\$551,200	\$4,017,700
009	\$90,100	\$0	\$0	\$90,100
Total	\$3,668,100	\$0	\$549,000	\$4,217,100

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	\$-1,800	\$348,035,500	0.00	\$1,946,791	\$0
006	\$111,100	\$348,035,500	0.03	\$1,946,791	\$584
007	\$0	\$348,035,500	0.00	\$1,946,791	\$0
008	\$4,017,700	\$348,035,500	1.15	\$1,946,791	\$22,388
009	\$90,100	\$348,035,500	0.03	\$1,946,791	\$584
Total	\$4,217,100	\$348,035,500	1.21	\$1,946,791	\$23,556

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
2024	003	\$150,000	\$336,251,100	0.04	\$1,870,026	\$748
2024	006	\$30,000	\$336,251,100	0.01	\$1,870,026	\$187
2024	007	\$0	\$336,251,100	0.00	\$1,870,026	\$0
2024	008	\$7,897,300	\$336,251,100	2.35	\$1,870,026	\$43,946
2024	009	\$0	\$336,251,100	0.00	\$1,870,026	\$0
2024	Total	\$8,077,300	\$336,251,100	2.40	\$1,870,026	\$44,881
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

Form PE-300		TID Annual Report				2025 WI Dept of Revenue	
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	2025 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	03-31-2026 03:06 PM
Confirmation	TIDAR20250758O1774987596854
Submission type	ORIGINAL



101 South Second Street
 Black River Falls, WI 54615
www.blackriverfallswi.gov
 P: 715-284-5514 / F: 715-284-1777

CITY OF BLACK RIVER FALLS
TAX INCREMENTAL FINANCING DISTRICT NO. 9
MCFOUR
COMPILED
BALANCE SHEET
December 31, 2025

	Capital Project Fund
<u>ASSETS</u>	
Cash	(15,433)
Taxes receivable	56,568
TOTAL ASSETS	\$ 41,135
 <u>LIABILITIES AND FUND BALANCES</u>	
Liabilities	-
Accounts Payable	-
Deferred Revenue	56,568
Total Liabilities	\$ 56,568
 <u>FUND BALANCES</u>	
Unreserved	-
Undesignated	(15,433)
TOTAL LIABILITIES AND FUND BALANCES	\$ 41,135

		\$1,952,300
	TID Base Value 2024	
	TID Increment Value 2024	\$3,057,900
	Total TID Value 2024	\$5,010,200



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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, 2025
 And From the Date of Creation Through December 31, 2025

	<u>Year Ended</u>	<u>From Date of Creation</u>
<u>SOURCES OF FUNDS</u>		
Tax Increments	-	2,403
Special Assessments	-	-
Exempt Computer Aid	-	-
Proceeds from Long-Term Debt	-	-
Grant	-	-
Sale of Property	-	-
Miscellaneous (Audit AJE)	-	-
Total Sources	<u>\$ -</u>	<u>\$ 2,403</u>
<u>USES OF FUNDS</u>		
Capital/Admin/Other Expenditures	150	17,836
Transfer Out	-	-
Interest and Fiscal Charges	-	-
Principal of Long-term Debt	-	-
Total Uses	<u>\$ 150</u>	<u>\$ 17,836</u>
Fund Balance (Deficit) - Beginning of Year	\$ (15,283)	
Net Income (Loss)	<u>\$ (150)</u>	<u>\$ (15,433)</u>
FUND BALANCE (DEFICIT) - END OF YEAR	<u><u>\$ (15,433)</u></u>	<u><u>\$ (15,433)</u></u>

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Transactions Detail Report - Full Description

Dated From: 1/01/2025
Thru: 12/31/2025

From Account: 409-00-11100-000-000
Thru Account: 409-00-11100-000-000

Type of Account: Active

Fund # 409 - TIF #9 MCFOUR VENTURES

Debit Credit

409-00-11100-000-000 TIF #9 MCFOUR VENT TREAS CASH

Posting Date	Type	Transaction Number	Date	Description	Debit	Credit
1/01/2025	BAL		1/02/2025	Beginning Balances Posted 01/02/2025 From Account 409-00-11100-000-000		15,283.16
4/15/2025	CMP		4/15/2025	Checks Posted 04/15/2025		150.00
				Ending Balance:		15,433.16

Fund Totals:	Beginning	0.00	0.00
	Ending	0.00	15,433.16
		0.00	15,433.16

Fund: 409 - TIF #9 MCFOUR VENTURES

Account Number		2025 December	2025 Actual 12/31/2025	2025 Budget	Budget Status	% of Budget
409-00-41110-000-000	GENERAL PROPERTY TAXES	0.00	0.00	0.00	0.00	0.00
409-00-43430-000-000	EXEMPT COMPUTER AID	0.00	0.00	0.00	0.00	0.00
409-00-43431-000-000	EXEMPT PERSONAL PROPERTY AID	0.00	0.00	0.00	0.00	0.00
409-00-46100-000-000	GENERAL GOVT - MISC REVENUE	0.00	0.00	0.00	0.00	0.00
409-00-49000-000-000	TRANSFER IN	0.00	0.00	0.00	0.00	0.00
409-00-49103-000-000	PROCEEDS - LONG TERM DEBT	0.00	0.00	0.00	0.00	0.00
Total Revenues		0.00	0.00	0.00	0.00	0.00

Fund: 409 - TIF #9 MCFOUR VENTURES

Account Number		2025 December	2025 Actual 12/31/2025	2025 Budget	Budget Status	% of Budget
409-00-56000-000-000	TIF OTHER EXPENSE	0.00	0.00	0.00	0.00	0.00
409-00-57730-200-000	TIF #9 MCFOUR	0.00	150.00	0.00	-150.00	0.00
409-00-58100-610-000	PRINCIPAL L/T DEBT	0.00	0.00	0.00	0.00	0.00
409-00-58200-620-000	INTEREST L/T DEBT	0.00	0.00	0.00	0.00	0.00
409-00-59000-000-000	TRANSFER OUT	0.00	0.00	0.00	0.00	0.00
Total Expenses		0.00	150.00	0.00	-150.00	0.00
Net Totals		0.00	-150.00	0.00	150.00	

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Balance Sheet Detail Report

Page: 1
ACCT

Dated From: 1/01/2025
Thru: 12/31/2025

Fund: 409 - TIF #9 MCFOUR VENTURES

Account Number		Debit	Credit
409-00-11100-000-000	TIF #9 MCFOUR VENT TREAS CASH		15,433.16
409-00-12101-000-000	TAXES RECEIVABLE	56,568.44	
409-00-13100-000-000	ACCTS RECEIVABLE / SUNDRY		
=====			
TOTAL ASSETS		41,135.28	
=====			
409-00-21100-000-000	ACCOUNTS PAYABE - SUNDRY		
409-00-26000-000-000	DEFERRED REVENUE - TAX ROLL		56,568.44
=====			
TOTAL LIABILITY			56,568.44
=====			
409-00-34000-000-000	FUND BALANCE - UNDESIGNATED	15,283.16	
409-00-39500-000-000	EXPENDITURE CONTROL		
409-00-39600-000-000	REVENUE CONTROL		
=====			
TOTAL FUND EQUITY		15,283.16	
=====			
	2025 Revenues		
	2025 Expenditures	150.00	
=====			
GRAND TOTALS		56,568.44	56,568.44
=====			

**JOINT REVIEW BOARD RESOLUTION 2026-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 June 9, 2026 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 9th day of June, 2026.

Joint Review Board

Representing

Jackson County

Black River Falls School District

Western Technical College District

City of Black River Falls

Public Member