AGENDA FOR LONG RANGE PLANNING COMMITTEE

MEETING NOTICE

A Long Range Planning Committee meeting will be held on
Tuesday, March 23, 2021 at 5:30 PM
VIA TELECONFERENCE

Join Zoom Meeting

https://zoom.us/j/92905772477?pwd=ZWhNRTdxVkpEQXpmZ1NpcDh0YkQvUT09

Meeting ID: 929 0577 2477 | Passcode: 090944

Dial by your location: +1-312-626-6799 US (Chicago)

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1. **AGENDA:**
   A. Call to Order - Roll Call
   B. Approval of February 23, 2021 Meeting Minutes
   C. Building Inspector Project Updates
   D. Administrator Updates
   E. Tax Increment District (TID) Cash Flow Reporting
2. **NEXT MEETING DATE:**
   A. April 27, 2021
3. **ADJOURNMENT**

NOTICE: It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact JoAnn Cram, City Clerk, at 819 Superior Avenue, Tomah, WI 54660.

Item B.

LONG RANGE PLANNING COMMITTEE MINUTES

The City of Tomah Long Range Planning Committee met on **Tuesday, February 23, 2021** at 5:30 p.m. via Zoom teleconference. The meeting access information was provided on the posted agenda. The meeting agenda notice was posted at City Hall in compliance with the provisions of Section 19.84 Wisconsin Statutes.

Call to Order – Roll Call: Member Chair Travis Scholze called the meeting to order at 5:30 p.m. Members present: Remy Gomez, Jeff Holthaus, Dustin Powell, Pete Reichardt, Travis Scholze, Tina Thompson, Joanne Westpfahl, and Shawn Zabinski. Absent: Mike Murray. Quorum present.

Also in attendance: Building Inspector Shane Rolff, City Administrator Brad Hanson, Alderperson Lamont Kiefer, and Deputy City Clerk Berta Downs.

Approval of February 1, 2021 Minutes: Motion by Powell, second by Reichardt to approve the minutes of the February 1, 2021 meeting. Motion carried.

Building Inspector Updates: Rolff advised the City has obtained a permit for remodeling of the Gunderson Clinic to a 27 bed Community Based Residential Facility (CBRF). The City has been in contact with a developer regarding land south of the new hospital.

Administrative Updates / Creation of TID 11 in the Northern Part of the City: Hanson advised the City currently has three (3) potential hotel opportunities to help generate tax revenue. The city will need to look into creating a new TID district to open up new development in the same area as the new hotel.

Next Meeting Date: March 23, 2021.

Adjournment: Motion by Thompson, seconded by Gomez to adjourn at 5:45 p.m. Motion carried.

Respectfully submitted by:

Berta Downs

Berta Downs, Deputy City Clerk, February 25, 2021

City of Tomah, WI

Tax Increment District #8

Development Assumptions

	Construction Year	Actual	Phase I	Annual Total	Construction Year	
1	2015	2,115,000		2,115,000	2015	1
2	2016	(321,500)		(321,500)	2016	2
3	2017	5,324,000		5,324,000	2017	3
4	2018	6,378,400		6,378,400	2018	4
5	2019	7,574,500		7,574,500	2019	5
6	2020			0	2020	6
7	2021			0	2021	7
8	2022			0	2022	8
9	2023			0	2023	9
10	2024			0	2024	10
11	2025			0	2025	11
12	2026			0	2026	12
13	2027			0	2027	13
14	2028			0	2028	14
15	2029			0	2029	15
16	2030			0	2030	16
17	2031			0	2031	17
18	2032			0	2032	18
19	2033			0	2033	19
20	2034			0	2034	20
	Totals	21,070,400	0	21,070,400		

Notes:

City of Tomah, WI

Tax Increment District #8

Tax Increment Projection Worksheet

Type of District	Rehabilitation		
District Creation Date	May 12, 2015		
Valuation Date	Jan 1,	2015	
Max Life (Years)	27		
Expenditure Period/Termination	22	5/12/2037	
Revenue Periods/Final Year	26	2042	
Extension Eligibility/Years	Yes	3	
Eligible Recipient District	Yes		

Base Value	39,827,100
Appreciation Factor	0.00%
Base Tax Rate	$21.42
Rate Adjustment Factor	0.00%
Tax Exempt Discount Rate	3.00%
Taxable Discount Rate	4.50%

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2015	2,115,000	2016	0	2,115,000	2017	$23.64	**49,994**
2	2016	-321,500	2017	0	1,793,500	2018	$23.32	**41,824**
3	2017	5,324,000	2018	0	7,117,500	2019	$22.82	**162,394**
4	2018	6,378,400	2019	0	13,495,900	2020	$22.09	**298,106**
5	2019	7,574,500	2020	0	21,070,400	2021	$21.42	**451,261**
6	2020	0	2021	0	21,070,400	2022	$21.42	**451,261**
7	2021	0	2022	0	21,070,400	2023	$21.42	**451,261**
8	2022	0	2023	0	21,070,400	2024	$21.42	**451,261**
9	2023	0	2024	0	21,070,400	2025	$21.42	**451,261**
10	2024	0	2025	0	21,070,400	2026	$21.42	**451,261**
11	2025	0	2026	0	21,070,400	2027	$21.42	**451,261**
12	2026	0	2027	0	21,070,400	2028	$21.42	**451,261**
13	2027	0	2028	0	21,070,400	2029	$21.42	**451,261**
14	2028	0	2029	0	21,070,400	2030	$21.42	**451,261**
15	2029	0	2030	0	21,070,400	2031	$21.42	**451,261**
16	2030	0	2031	0	21,070,400	2032	$21.42	**451,261**
17	2031	0	2032	0	21,070,400	2033	$21.42	**451,261**
18	2032	0	2033	0	21,070,400	2034	$21.42	**451,261**
19	2033	0	2034	0	21,070,400	2035	$21.42	**451,261**
20	2034	0	2035	0	21,070,400	2036	$21.42	**451,261**
21	2035	0	2036	0	21,070,400	2037	$21.42	**451,261**
22	2036	0	2037	0	21,070,400	2038	$21.42	**451,261**
23	2037	0	2038	0	21,070,400	2039	$21.42	**451,261**
24	2038	0	2039	0	21,070,400	2040	$21.42	**451,261**
25	2039	0	2040	0	21,070,400	2041	$21.42	**451,261**
26	2040	0	2041	0	21,070,400	2042	$21.42	**451,261**
Totals		**21,070,400**		**0**		**Future Value of Increment**		**10,480,060**

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

Item E.

City of Tomah, WI

Tax Increment District #8

Cash Flow Projection

Year	Tax Increments	Interest Earnings/ (Cost)	Land Sales / Misc Rev	Intergov Aids	Loan Revenue	Tax Levy Support	Donation from TID 9	Donation from TID 10	Transfers from Other Funds	Net Debt Proceeds	Total Revenues	Total Debt Service Principal	Total Debt Service Interest	Transfer Out to Other Funds	General Advance Repayment	Capital	Prof Services	Audit Difference	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Advance from General	Advance from Water	Advance from Sewer	Year
	Projected Revenues																				Balances						
2015	0										0	0	0			314,980	21,741		238	336,959	(336,959)	(336,959)					2015
2016	0		1,500						189,600		191,100	0	0			498,806	68,253		2,497	569,556	(378,456)	(715,415)					2016
2017	49,994	732	700	10,892		35,680			(189,600)	3,528,177	3,436,575	0	35,680	675,000		1,653,422	33,288		150	2,397,540	1,039,035	323,620	3,545,000	35,680			2017
2018	41,824		700	261,052		85,065					388,641	0	85,065			251,273	17,044		1,150	354,532	34,109	357,729	3,545,000	120,745			2018
2019	162,394		24,805	12,014	12,930	224,028				2,141,302	2,577,473	111,096	112,932			5,054,304	1,243	99,856	0	5,379,431	(2,801,958)	(2,444,229)	5,645,533	344,773	70,822	2,499,506	2019
2020	298,106			12,000	22,261	235,635	25,246	141,286	228,327	1,484,473	2,447,334	2,073,840	217,883			137,205			10,000	2,438,928	8,406	(2,435,823)	4,991,693	580,408	62,416	2,482,694	2020
2021	451,261			12,000	22,261		120,791	369,581			975,894	290,492	140,414			150,000			2,500	583,406	392,488	(2,043,335)	4,856,200	580,408	0	2,027,790	2021
2022	451,261			12,000	22,261		102,776	371,823			960,121	324,717	126,847			150,000			2,500	604,064	356,057	(1,687,278)	4,686,483	580,408	0	1,671,733	2022
2023	451,261			12,000	22,261		272,105	373,773			1,131,400	349,106	120,967			280,000			2,500	752,573	378,827	(1,308,451)	4,622,377	580,408	0	1,292,906	2023
2024	451,261			12,000	19,986		265,122	370,798			1,119,167	373,629	118,377						2,500	494,506	624,661	(683,790)	4,248,749	580,408	0	668,245	2024
2025	451,261			12,000	16,801		263,176	372,898			1,116,136	332,032	106,064						2,500	440,596	675,540	(8,250)	3,916,716	580,408	0	0	2025
2026	451,261			12,000	16,801		73,259	399,623			952,944	349,553	97,162		495,479				2,500	944,694	8,250	0	3,567,163	84,929	0	0	2026
2027	451,261			12,000	16,801						480,062	382,163	87,536		7,863				2,500	480,062	0	0	3,185,000	77,066	0	0	2027
2028	451,261			12,000	16,801						480,062	375,000	76,724		25,838				2,500	480,062	0	0	2,810,000	51,228	0	0	2028
2029	451,261			12,000	16,801						480,062	390,000	67,744		19,818				2,500	480,062	0	0	2,420,000	31,410	0	0	2029
2030	451,261			12,000	16,801						480,062	405,000	58,261		14,301				2,500	480,062	0	0	2,015,000	17,109	0	0	2030
2031	451,261			12,000	16,801						480,062	310,000	49,444		17,109				2,500	379,053	101,009	101,009	1,705,000	0	0	0	2031
2032	451,261			12,000	16,801						480,062	320,000	41,389						2,500	363,889	116,173	217,182	1,385,000	0	0	0	2032
2033	451,261			12,000	16,801						480,062	330,000	33,001						2,500	365,501	114,561	331,743	1,055,000	0	0	0	2033
2034	451,261			12,000	7,001						470,262	330,000	24,395						2,500	356,895	113,367	445,110	725,000	0	0	0	2034
2035	451,261			12,000							463,261	255,000	16,535						10,000	281,535	181,726	626,836	470,000	0	0	0	2035
2036	451,261										451,261	260,000	9,356							269,356	181,905	808,741	210,000	0	0	0	2036
2037	451,261										451,261	35,000	5,276							40,276	410,985	1,219,726	175,000	0	0	0	2037
2038	451,261										451,261	35,000	4,374							39,374	411,887	1,631,613	140,000	0	0	0	2038
2039	451,261										451,261	35,000	3,454							38,454	412,807	2,044,420	105,000	0	0	0	2039
2040	451,261										451,261	35,000	2,511							37,511	413,750	2,458,170	70,000	0	0	0	2040
2041	451,261										451,261	40,000	1,468							41,468	409,793	2,867,963	30,000	0	0	0	2041
2042	451,261										451,261	30,000	450							30,450	420,811	3,288,774	0	0	0	0	2042
Total	10,480,060	732	27,705	475,958	280,170	580,408	1,122,475	2,399,782	228,327	7,153,952	22,749,569	7,771,628	1,643,309	675,000	580,408	8,489,990	141,569	99,856	59,035	19,460,795							Total

Notes: - fund balance per 2019 audit

Projected TID Closure

EHLERS PUBLIC FINANCE ADVISORS

City of Tomah, WI

Tax Increment District #10

Development Assumptions

Construction Year		Actual	Phase I	Annual Total	Construction Year	
1	2018	5,828,700		5,828,700	2018	1
2	2019	15,143,000		15,143,000	2019	2
3	2020			0	2020	3
4	2021			0	2021	4
5	2022			0	2022	5
6	2023			0	2023	6
7	2024			0	2024	7
8	2025			0	2025	8
9	2026			0	2026	9
10	2027			0	2027	10
11	2028			0	2028	11
12	2029			0	2029	12
13	2030			0	2030	13
14	2031			0	2031	14
15	2032			0	2032	15
16	2033			0	2033	16
17	2034			0	2034	17
18	2035			0	2035	18
19	2036			0	2036	19
20	2037			0	2037	20
	Totals	20,971,700	0	20,971,700		

Notes:

City of Tomah, WI

Tax Increment District #10

Tax Increment Projection Worksheet

Type of District	Mixed Use		Base Value	1,657,500
District Creation Date	May 8, 2018		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2018	Base Tax Rate	$21.42
Max Life (Years)	20		Rate Adjustment Factor	0.00%
Expenditure Period/Termination	15	5/8/2033		
Revenue Periods/Final Year	20	2039	Tax Exempt Discount Rate	3.00%
Extension Eligibility/Years	Yes	3	Taxable Discount Rate	4.50%
Eligible Recipient District	No			

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2018	5,828,700	2019	0	5,828,700	2020	$22.09	**128,748**
2	2019	15,143,000	2020	0	20,971,700	2021	$21.42	**449,148**
3	2020	0	2021	0	20,971,700	2022	$21.42	**449,148**
4	2021	0	2022	0	20,971,700	2023	$21.42	**449,148**
5	2022	0	2023	0	20,971,700	2024	$21.42	**449,148**
6	2023	0	2024	0	20,971,700	2025	$21.42	**449,148**
7	2024	0	2025	0	20,971,700	2026	$21.42	**449,148**
8	2025	0	2026	0	20,971,700	2027	$21.42	**449,148**
9	2026	0	2027	0	20,971,700	2028	$21.42	**449,148**
10	2027	0	2028	0	20,971,700	2029	$21.42	**449,148**
11	2028	0	2029	0	20,971,700	2030	$21.42	**449,148**
12	2029	0	2030	0	20,971,700	2031	$21.42	**449,148**
13	2030	0	2031	0	20,971,700	2032	$21.42	**449,148**
14	2031	0	2032	0	20,971,700	2033	$21.42	**449,148**
15	2032	0	2033	0	20,971,700	2034	$21.42	**449,148**
16	2033	0	2034	0	20,971,700	2035	$21.42	**449,148**
17	2034	0	2035	0	20,971,700	2036	$21.42	**449,148**
18	2035	0	2036	0	20,971,700	2037	$21.42	**449,148**
19	2036	0	2037	0	20,971,700	2038	$21.42	**449,148**
20	2037	0	2038	0	20,971,700	2039	$21.42	**449,148**
	Totals	**20,971,700**		**0**		**Future Value of Increment**		**8,662,560**

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

City of Tomah, WI

Tax Increment District #10

Cash Flow Projection

Year	Projected Revenues: Tax Increments	Interest Earnings/ (Cost)	Misc Rev	Net Debt Proceeds	Total Revenues	Expenditures: General Obligation Notes, Series 2019A 385,304 Dated Date: 04/01/19 Principal	Rate	Interest	General Obligation Notes, Series 2020A 325,000 Dated Date: 06/02/20 Principal	Rate	Interest	Total Debt Service Principal	Total Debt Service Interest	Donation to TID 8	Transfer Out to Other Funds	Capital	Prof Services	Admin.	Total Expenditures	Balances: Annual	Cumulative	Principal Outstanding	Year
		1%																					
2018	0				0							0	0				14,005	73	14,078	(14,078)	(14,078)		2018
2019	0		775,000	1,155,843	1,930,843			10,147				0	10,147		775,000	889,808	400	151	1,675,506	255,337	241,259	385,304	2019
2020	128,748	1,206		444,124	574,078	385,304	4.69%	12,712				385,304	12,712	141,286		266,035		10,000	815,337	(241,259)	0	420,000	2020
2021	449,148	0			449,148				60,000	2.00%	17,067	60,000	17,067	369,581				2,500	449,148	0	0	360,000	2021
2022	449,148	0			449,148				65,000	3.00%	9,825	65,000	9,825	371,823				2,500	449,148	0	0	295,000	2022
2023	449,148	0			449,148				65,000	3.00%	7,875	65,000	7,875	373,773				2,500	449,148	0	0	230,000	2023
2024	449,148	0			449,148				70,000	3.00%	5,850	70,000	5,850	370,798				2,500	449,148	0	0	160,000	2024
2025	449,148	0			449,148				70,000	3.00%	3,750	70,000	3,750	372,898				2,500	449,148	0	0	90,000	2025
2026	449,148	0			449,148				45,000	3.00%	2,025	45,000	2,025	399,623				2,500	449,148	0	0	45,000	2026
2027	449,148	0			449,148				45,000	3.00%	675	45,000	675					10,000	55,675	393,473	393,473	0	2027
2028	449,148	3,935			453,083							0	0						0	453,083	846,556	0	2028
2029	449,148	8,466			457,614							0	0						0	457,614	1,304,170	0	2029
2030	449,148	13,042			462,190							0	0						0	462,190	1,766,360	0	2030
2031	449,148	17,664			466,812							0	0						0	466,812	2,233,172	0	2031
2032	449,148	22,332			471,480							0	0						0	471,480	2,704,652	0	2032
2033	449,148	27,047			476,195							0	0						0	476,195	3,180,847	0	2033
2034	449,148	31,808			480,956							0	0						0	480,956	3,661,803	0	2034
2035	449,148	36,618			485,766							0	0						0	485,766	4,147,569	0	2035
2036	449,148	41,476			490,624							0	0						0	490,624	4,638,193	0	2036
2037	449,148	46,382			495,530							0	0						0	495,530	5,133,723	0	2037
2038	449,148	51,337			500,485							0	0						0	500,485	5,634,208	0	2038
2039	449,148	56,342			505,490							0	0						0	505,490	6,139,698	0	2039
Total	8,662,560	357,654	775,000	1,599,967	11,395,182	385,304		22,860	420,000		47,067	805,304	69,926	2,399,782	775,000	1,155,843	14,405	35,224	5,255,484				Total

Notes: [shaded] - per 2019 audit

Projected TID Closure

City of Tomah, WI

Tax Increment District #9

Development Assumptions

Construction Year		Actual	Toro	Cardinal	General Stamping and Metalworks	Annual Total	Construction Year	
1	2018	4,487,200				4,487,200	2018	1
2	2019	3,436,100				3,436,100	2019	2
3	2020		3,400,000			3,400,000	2020	3
4	2021			8,000,000		8,000,000	2021	4
5	2022					0	2022	5
6	2023					0	2023	6
7	2024					0	2024	7
8	2025					0	2025	8
9	2026					0	2026	9
10	2027					0	2027	10
11	2028					0	2028	11
12	2029					0	2029	12
13	2030					0	2030	13
14	2031					0	2031	14
15	2032					0	2032	15
16	2033					0	2033	16
17	2034					0	2034	17
18	2035					0	2035	18
19	2036					0	2036	19
20	2037					0	2037	20
	Totals	7,923,300	3,400,000	8,000,000	0	19,323,300		

Notes:

City of Tomah, WI

Tax Increment District #9

Tax Increment Projection Worksheet

Type of District	Industrial		Base Value	45,249,100
District Creation Date	January 9, 2018		Appreciation Factor	0.00%
Valuation Date	Jan 1,	2018	Base Tax Rate	$21.42
Max Life (Years)	20		Rate Adjustment Factor	0.00%
Expenditure Period/Termination	15	1/9/2033		
Revenue Periods/Final Year	20	2039	Tax Exempt Discount Rate	3.00%
Extension Eligibility/Years	Yes	3	Taxable Discount Rate	4.50%
Eligible Recipient District	No			

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2018	4,487,200	2019	0	4,487,200	2020	$22.09	**99,116**
2	2019	3,436,100	2020	0	7,923,300	2021	$21.42	**169,692**
3	2020	3,400,000	2021	0	11,323,300	2022	$21.42	**242,509**
4	2021	8,000,000	2022	0	19,323,300	2023	$21.42	**413,844**
5	2022	0	2023	0	19,323,300	2024	$21.42	**413,844**
6	2023	0	2024	0	19,323,300	2025	$21.42	**413,844**
7	2024	0	2025	0	19,323,300	2026	$21.42	**413,844**
8	2025	0	2026	0	19,323,300	2027	$21.42	**413,844**
9	2026	0	2027	0	19,323,300	2028	$21.42	**413,844**
10	2027	0	2028	0	19,323,300	2029	$21.42	**413,844**
11	2028	0	2029	0	19,323,300	2030	$21.42	**413,844**
12	2029	0	2030	0	19,323,300	2031	$21.42	**413,844**
13	2030	0	2031	0	19,323,300	2032	$21.42	**413,844**
14	2031	0	2032	0	19,323,300	2033	$21.42	**413,844**
15	2032	0	2033	0	19,323,300	2034	$21.42	**413,844**
16	2033	0	2034	0	19,323,300	2035	$21.42	**413,844**
17	2034	0	2035	0	19,323,300	2036	$21.42	**413,844**
18	2035	0	2036	0	19,323,300	2037	$21.42	**413,844**
19	2036	0	2037	0	19,323,300	2038	$21.42	**413,844**
20	2037	0	2038	0	19,323,300	2039	$21.42	**413,844**
	Totals	**19,323,300**		**0**	**Future Value of Increment**			**7,546,665**

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

Item E.

City of Tomah, WI

Tax Increment District #9

Cash Flow Projection

Year	Projected Revenues: Tax Increments	Interest Earnings/ (Cost)	Net Debt Proceeds	Total Revenues	Expenditures: State Trust Fund Loan - Development Incentive 500,000 Dated Date: 08/20/19 Principal	Rate	Interest	General Obligation Bonds, Series 2020B 1,190,000 Dated Date: 06/02/20 Principal	Rate	Interest	Total Debt Service Principal	Interest	Toro MRO	Donation to TID 8	Capital	Prof Services	Admin.	Total Expenditures	Balances: Annual	Cumulative	Principal Outstanding	Year
2017	0			0							0	0				5,007		5,007	(5,007)	(5,007)		2017
2018	0			0							0	0			7,271	7,793	1,000	16,064	(16,064)	(21,071)		2018
2019	0		500,000	500,000							0	0				5,245	150	5,395	494,605	473,534	500,000	2019
2020	99,116	300	471,722	571,138	500,000	4.00%	16,926				500,000	16,926		25,246	500,000		2,500	1,044,672	(473,534)	0	2,735,000	2020
2021	169,692	0		169,692				30,000	0.75%	8,901	30,000	8,901		120,791			10,000	169,692	0	0	2,705,000	2021
2022	242,509	0		242,509				30,000	0.80%	7,030	30,000	7,030	100,203	102,776			2,500	242,509	0	0	2,574,797	2022
2023	413,844	0		413,844				30,000	0.85%	6,783	30,000	6,783	102,456	272,105			2,500	413,844	0	0	2,442,341	2023
2024	413,844	0		413,844				35,000	1.00%	6,480	35,000	6,480	104,742	265,122			2,500	413,844	0	0	2,302,599	2024
2025	413,844	0		413,844				35,000	1.15%	6,104	35,000	6,104	107,064	263,176			2,500	413,844	0	0	2,160,535	2025
2026	413,844	0		413,844				35,000	1.30%	5,675	35,000	5,675	109,419	73,259			2,500	225,853	187,991	187,991	2,016,116	2026
2027	413,844	1,880		415,724				35,000	1.45%	5,194	35,000	5,194	111,811				2,500	154,505	261,219	449,210	1,869,305	2027
2028	413,844	4,492		418,336				35,000	1.60%	4,660	35,000	4,660	114,238				2,500	156,398	261,938	711,148	1,720,067	2028
2029	413,844	7,111		420,955				35,000	1.75%	4,074	35,000	4,074	116,702				2,500	158,276	262,679	973,827	1,568,365	2029
2030	413,844	9,738		423,582				35,000	1.85%	3,444	35,000	3,444	119,202				2,500	160,146	263,436	1,237,263	1,414,163	2030
2031	413,844	12,373		426,217				35,000	2.00%	2,770	35,000	2,770	121,740				2,500	162,010	264,207	1,501,470	1,257,423	2031
2032	413,844	15,015		428,859				35,000	2.00%	2,070	35,000	2,070	124,316				2,500	163,886	264,973	1,766,443	1,098,107	2032
2033	413,844	17,664		431,508				40,000	2.15%	1,290	40,000	1,290	126,931				2,500	170,721	260,787	2,027,230	931,176	2033
2034	413,844	20,272		434,116				40,000	2.15%	430	40,000	430	129,585				2,500	172,515	261,601	2,288,831	761,591	2034
2035	413,844	22,888		436,732							0	0	132,279				2,500	134,779	301,953	2,590,784	629,312	2035
2036	413,844	25,908		439,752							0	0	135,013				2,500	137,513	302,239	2,893,023	494,299	2036
2037	413,844	28,930		442,774							0	0	187,788				2,500	190,288	252,486	3,145,509	306,511	2037
2038	413,844	31,455		445,299							0	0	190,605				2,500	193,105	252,194	3,397,703	115,906	2038
2039	413,844	33,977		447,821							0	0	115,906				10,000	125,906	321,915	3,719,618	0	2039
Total	7,546,665	232,003	971,722	8,750,390	500,000		16,926	485,000		64,904	985,000	81,831	2,250,000	1,122,475	507,271	13,038	66,150	5,025,765				Total

Notes: - per 2019 audit

Projected TID Closure

EHLERS PUBLIC FINANCE ADVISORS