MAY 4, 2026

PROJECT PLAN AMENDMENT

City of Racine, Wisconsin

Tax Incremental District No. 13

State and Main

Prepared by:

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BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for May 4, 2026
Public Hearing Held:	Scheduled for May 4, 2026
Action by Plan Commission:	Scheduled for May 4, 2026
Action by Common Council:	Scheduled for May 19, 2026
Action by the Joint Review Board:	TBD

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SECTION 1:
Executive Summary

Description of District

Tax Incremental District ("TID") No. 13 ("District") is a Blighted Area District created on January 17, 2006. The District was created to provide financing for the redevelopment of 141 Main Street, a former brownfield site, now the location of The Harbor at State and Main, a senior living community.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to allow a projected $3,320,000 in excess revenue to be transferred to Tax Incremental Districts No. 18 and No. 26 ("Recipient Districts") as permitted under Wis. Stat. § 66.1105(6)(f)1. The Plan Amendment meets the following criteria necessary to allow for the transfer of excess revenue:

1. The District and the Recipient Districts lie within the same overlapping taxing jurisdictions.
2. The District has enough revenue to pay for all current Project Costs and has enough excess revenue to pay for eligible project costs of the Recipient Districts.
3. The Recipient Districts are blighted area districts which qualify them as an eligible recipient of excess revenue.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 8 of this Plan, the City anticipates that the District will close in 2033, with a final collection of tax increments as part of the 2033 levy for the 2034 budget year.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" this Plan Amendment the City's economic development objectives for the Recipient District will not be achieved. In evaluating the appropriateness of this Plan Amendment, the Joint Review Board must consider "(w)hether the development expected in the tax incremental district would occur without the use of tax incremental financing" customarily referred to as the "but for" test. Since the purpose of this Amendment is solely to allow for transfer of excess tax increment to the

Recipient Districts, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded, in the case of the District and the Recipient Districts, that the "but for" test was met. The Recipient Districts are not likely to recover their project costs without the transfer of tax increments from the District. Since all taxing jurisdictions will ultimately share in the benefit of the redevelopment projects and increased tax base within the Recipient Districts, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the City finds that it is reasonable to conclude the "but for" test continues to be satisfied with respect to this Plan Amendment.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. The District is generating sufficient tax increment to recover all Project Costs incurred to date and is generating excess tax increment that allows it to become a donor. Transfer of a projected $2,055,000 in excess increment to Tax Incremental District No. 18 will assist in repayment of that District's costs, better positioning the challenged site for future redevelopment. Transfer of a projected $1,365,000 in excess increment to Tax Incremental District No. 26 will allow that District to reimburse the IG Fund for prior advances used to pay Project Costs.

3. The boundaries of the District are not being amended.

4. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

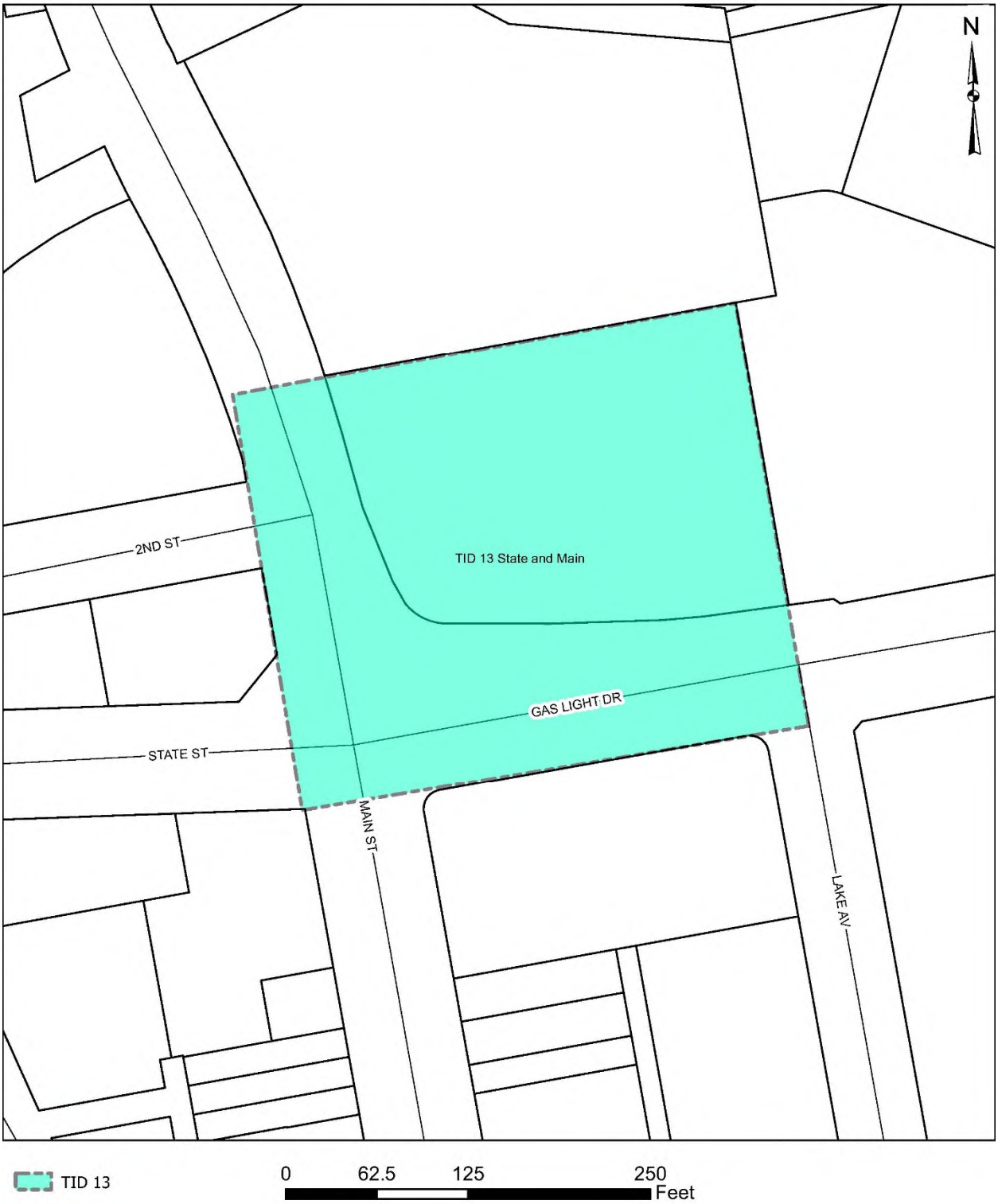
5. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

6. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

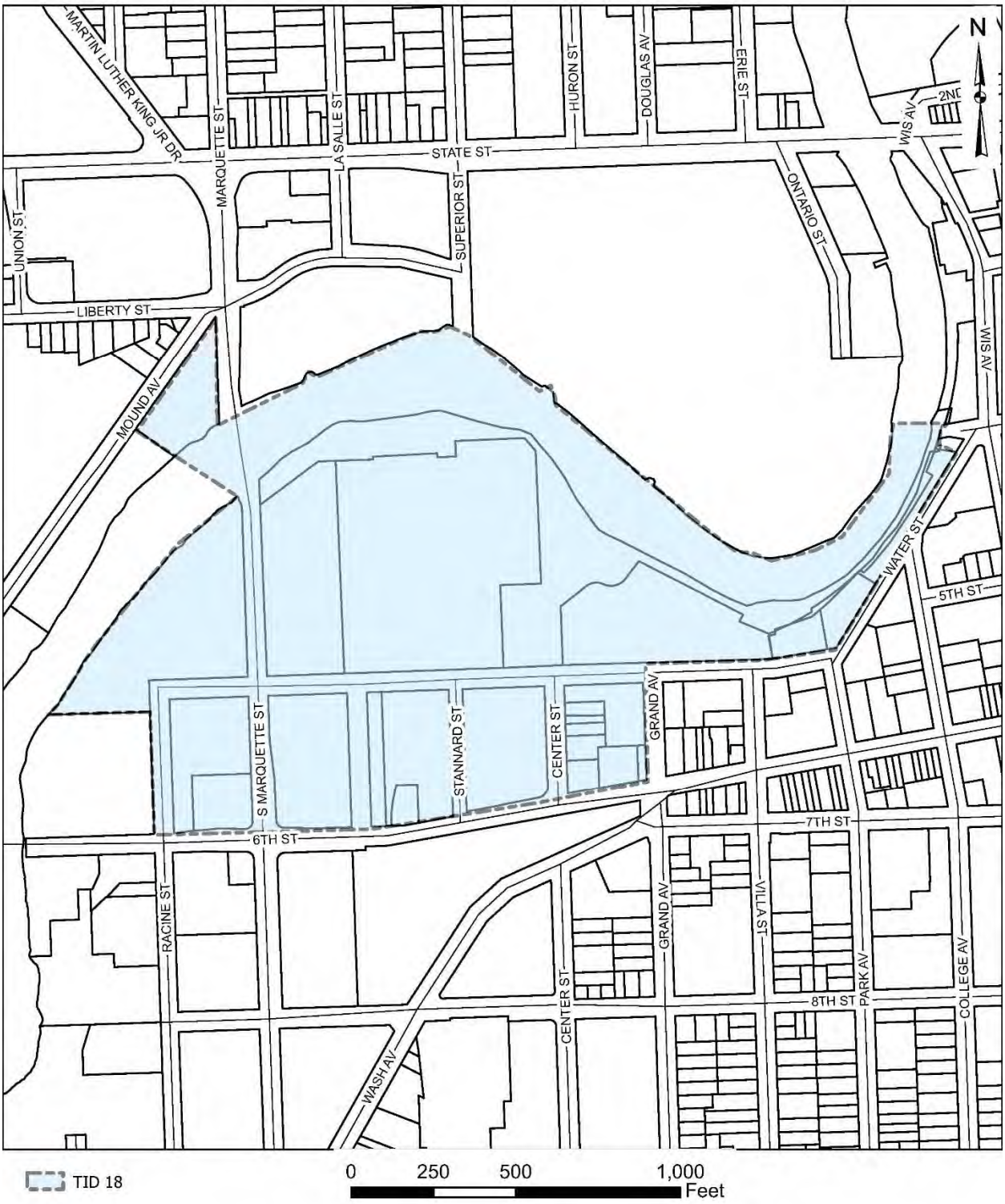
SECTION 2:
Map of Current District Boundaries

Maps identifying the current boundaries of the District and the Recipient Districts are found on the following pages. The District's boundaries are not being amended.

Tax Incremental District No. 13 Boundary Map - Donor District



Tax Incremental District No. 18 Boundary Map - Recipient District



Tax Incremental District No. 26 Boundary Map - Recipient District

SECTION 3:
Map Showing Existing Uses and Conditions

The District's boundaries are not being amended. The "Map Showing Existing Uses and Conditions" included within the District's original Project Plan dated December 28, 2005, remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 4:
Equalized Value Test

No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

SECTION 5:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

No changes to Project Costs are planned. The "Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District" included in the District's original Project Plan dated December 28, 2005, remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 6:
Map Showing Proposed Improvements and Uses

The District's boundaries are not being amended. The "Map Showing Proposed Improvements and Uses" included within the District's original Project Plan dated December 28, 2005, remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 7:
Detailed List of Estimated Project Costs

No changes to Project Costs are planned. The "Detailed List of Estimated Project Costs" included in the District's original Project Plan dated December 28, 2005, remains unchanged and is incorporated by reference as part of this Plan Amendment.

While not considered to be a Project Cost, this Plan Amendment provides authority for the District to transfer excess revenue to Tax Incremental Districts No. 18 and No. 26. The City expects to transfer a total of $3,320,000 to those Districts based on current projections.

SECTION 8:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of past and projected future valuations within the District, the associated tax increment collections, anticipated transfers to the Recipient Districts, and a projected cash flow demonstrating that this Plan Amendment is economically feasible.

Previous investment in Project Costs within the District have generated $11,698,500 in incremental value as of January 1, 2025. City modeling, which assumes no additional development, a declining tax rate, and economic appreciation of 1% annually, indicates that the District is expected to collect approximately $263 thousand per year through the end of its maximum life with a final collection year 0f 2034. The District had approximately $1.46 million in cash available at the end of 2025.

The District's expenditure period ends January 17, 2028. Aside from a "pay as you go" development incentive that is projected to be satisfied in 2029, the City does not anticipate making additional Project Cost expenditures other than annual administrative expense and costs associated with the eventual closure of the District.

The City anticipates making transfers of excess revenue to the Recipient Districts in a projected amount of $3,320,000 over the timeframe of 2026 through 2034 as follows:

- Transfer of a projected $2,055,000 in excess increment to Tax Incremental District No. 18, which will assist in repaying that District's costs, better positioning the challenged site for future redevelopment.

- Transfer of a projected $1,365,000 in excess increment to Tax Incremental District No. 26, allowing that District to reimburse the IG Fund for prior advances used to pay Project Costs.

The tables in this Section that follow include:

Table 1 - Donor District Cash Flow Prior to Allocation to Recipient Districts

Table 2 - Donor District Cash Flow with Allocation to Recipient Districts

Table 3 –Recipient (TID 18) Cash Flow Prior to Allocation from Donor District

Table 4 – Recipient (TID 18) Cash Flow with Allocation from Donor District

Table 5 – Recipient (TID 26) Cash Flow Prior to Allocation from Donor District

Table 6 – Recipient (TID 26) Cash Flow with Allocation from Donor District

City of Racine

Cash Flow Projections-TID 13

Creation Year: 2006
Resolution Date: 1/17/2006
Expenditure Period Ends: 1/17/2028
Terminaton Date: 1/17/2033
Last Collection Year: 2034
TID Base Value: $312,300
Assumes 0% Increase in value from 2025-2031

				Revenues				Expenses							
Tax Year	Taxable TID Value	Collection Year	Mill Rate	Tax Increments	IG	Other Revenue	Total	Paygo Allocation	#26 & #18 TID Sharing	Payback IG	Project Costs	Planning Admin Infrastructure	Total	Net	Cash on Hand TID
2004	-	2005	$ 24.45	-	-	-	-	-	-	-	-	-	-	-	-
2005	-	2006	$ 22.94	-	-	47,078.00	47,078.00	-	-	-	42,849.00	-	42,849.00	4,229.00	4,229.00
2006	-	2007	$ 22.08	-	220,998.00	82.00	221,080.00	-	-	-	222,809.00	2,500.00	225,309.00	(4,229.00)	-
2007	3,733,400.00	2008	$ 22.08	82,430.00	-	2,463.00	84,893.00	-	-	75,619.00	8,753.00	521.00	84,893.00	-	-
2008	8,597,400.00	2009	$ 22.97	197,462.00	-	6,119.00	203,581.00	-	-	29,924.00	-	3,750.00	33,674.00	169,907.00	169,907.00
2009	8,820,400.00	2010	$ 23.81	210,041.00	-	4,937.00	214,978.00	339,815.00	-	45,052.00	-	18.00	384,885.00	(169,907.00)	-
2010	9,696,500.00	2011	$ 25.30	245,304.00	-	3,788.00	249,092.00	169,907.00	-	79,035.00	-	150.00	249,092.00	-	-
2011	8,961,400.00	2012	$ 26.67	239,029.00	-	2,460.00	241,489.00	169,907.00	-	8,677.00	-	150.00	178,734.00	62,755.00	62,755.00
2012	9,472,800.00	2013	$ 29.84	282,660.00	-	(9,818.00)	272,842.00	169,907.00	-	-	-	150.00	170,057.00	102,785.00	165,540.00
2013	8,245,300.00	2014	$ 31.60	260,522.00	-	12,475.00	272,997.00	169,907.00	-	-	-	150.00	170,057.00	102,940.00	268,480.00
2014	7,784,000.00	2015	$ 30.56	237,902.00	-	6,036.00	243,938.00	169,907.00	-	-	-	3,168.00	173,075.00	70,863.00	339,343.00
2015	7,962,400.00	2016	$ 32.14	255,904.00	-	1,971.00	257,875.00	169,907.00	-	-	-	1,543.00	171,450.00	86,425.00	425,768.00
2016	8,150,300.00	2017	$ 31.61	257,626.00	-	6,581.00	264,207.00	169,907.00	-	-	-	759.00	170,666.00	93,541.00	519,309.00
2017	8,193,700.00	2018	$ 31.29	256,364.00	-	9,552.00	265,916.00	169,907.00	-	-	-	-	169,907.00	96,009.00	615,318.00
2018	8,159,600.00	2019	$ 30.46	248,538.00	-	30,104.00	278,642.00	169,907.00	-	-	-	-	169,907.00	108,735.00	724,053.00
2019	9,170,100.00	2020	$ 28.35	260,008.00	-	22,043.00	282,051.00	169,907.00	-	-	-	-	169,907.00	112,144.00	836,197.00
2020	10,010,100.00	2021	$ 28.18	282,051.00	-	(10,531.00)	271,520.00	169,907.00	-	-	-	-	169,907.00	101,613.00	937,810.00
2021	11,196,400.00	2022	$ 26.94	301,953.00	-	(29,645.00)	272,308.00	169,907.00	-	-	-	-	169,907.00	102,401.00	1,040,211.00
2022	10,090,500.00	2023	$ 24.13	243,485.00	-	52,778.00	296,263.00	169,907.00	-	-	4,878.00	903.00	175,688.00	120,575.00	1,160,786.00
2023	11,224,900.00	2024	$ 24.03	269,706.89	-	63,726.00	333,432.89	169,907.00	-	-		1,988.00	171,895.00	161,537.89	1,322,323.89
2024	11,216,800.00	2025	$ 22.76	255,277.00	-	53,793.00	309,070.00	169,907.00	-	-	-	150.00	170,057.00	139,013.00	1,461,336.89
2025	11,698,500.00	2026	$ 23.59	275,967.62	-	20,000.00	295,967.62	169,907.00	-	-	-	1,000.00	170,907.00	125,060.62	1,586,397.51
2026	11,815,485.00	2027	$ 22.31	263,603.47	-	5,000.00	268,603.47	169,907.00	-	-	-	1,000.00	170,907.00	97,696.47	1,684,093.98
2027	11,933,639.85	2028	$ 22.08	263,494.77	-	5,000.00	268,494.77	169,907.00	-	-	-	1,000.00	170,907.00	97,587.77	1,781,681.74
2028	12,052,976.25	2029	$ 21.86	263,478.06	-	5,000.00	268,478.06	59,576.00	-	-	-	1,000.00	60,576.00	207,902.06	1,989,583.80
2029	12,173,506.01	2030	$ 21.64	263,434.67	-	5,000.00	268,434.67	-	-	-	-	1,000.00	1,000.00	267,434.67	2,257,018.47
2030	12,295,241.07	2031	$ 21.43	263,487.02	-	5,000.00	268,487.02	-	-	-	-	1,000.00	1,000.00	267,487.02	2,524,505.49
2031	12,418,193.48	2032	$ 21.21	263,389.88	-	5,000.00	268,389.88	-	-	-	-	1,000.00	1,000.00	267,389.88	2,791,895.37
2032	12,542,375.42	2033	$ 21.00	263,389.88	-	5,000.00	268,389.88	-	-	-	-	1,000.00	1,000.00	267,389.88	3,059,285.26
2033	12,667,799.17	2034	$ 20.79	263,363.54	-	5,000.00	268,363.54	-	-	-	-	1,000.00	1,000.00	267,363.54	3,326,648.80
				-	-	-	-	-	-	-	-	-	-		
				$ 6,769,871.80	$ 220,998.00	$ 335,992.00	$ 7,326,861.80	$ 3,457,717.00	$ -	$ 238,307.00	$ 279,289.00	$ 24,900.00	$ 4,000,213.00		

Table 1 – Donor District Cash Flow Prior to Allocation to Recipient Districts

City of Racine

Cash Flow Projections-TID 13

Creation Year: 2006
Resolution Date: 1/17/2006
Expenditure Period Ends: 1/17/2028
Terminaton Date: 1/17/2033
Last Collection Year: 2034
TID Base Value: $312,300
Assumes 0% Increase in value from 2025-2031

				Revenues				Expenses							
Tax Year	Taxable TID Value	Collection Year	Mill Rate	Tax Increments	IG	Other Revenue	Total	Paygo Allocation	#26 & #18 TID Sharing	Payback IG	Project Costs	Planning Admin Infrastructure	Total	Net	Cash on Hand TID
2004	-	2005	$ 24.45	-	-	-	-	-	-	-	-	-	-	-	-
2005	-	2006	$ 22.94	-	-	47,078.00	47,078.00	-	-	-	42,849.00	-	42,849.00	4,229.00	4,229.00
2006	-	2007	$ 22.08	-	220,998.00	82.00	221,080.00	-	-	-	222,809.00	2,500.00	225,309.00	(4,229.00)	-
2007	3,733,400.00	2008	$ 22.08	82,430.00	-	2,463.00	84,893.00	-	-	75,619.00	8,753.00	521.00	84,893.00	-	-
2008	8,597,400.00	2009	$ 22.97	197,462.00	-	6,119.00	203,581.00	-	-	29,924.00	-	3,750.00	33,674.00	169,907.00	169,907.00
2009	8,820,400.00	2010	$ 23.81	210,041.00	-	4,937.00	214,978.00	339,815.00	-	45,052.00	-	18.00	384,885.00	(169,907.00)	-
2010	9,696,500.00	2011	$ 25.30	245,304.00	-	3,788.00	249,092.00	169,907.00	-	79,035.00	-	150.00	249,092.00	-	-
2011	8,961,400.00	2012	$ 26.67	239,029.00	-	2,460.00	241,489.00	169,907.00	-	8,677.00	-	150.00	178,734.00	62,755.00	62,755.00
2012	9,472,800.00	2013	$ 29.84	282,660.00	-	(9,818.00)	272,842.00	169,907.00	-	-	-	150.00	170,057.00	102,785.00	165,540.00
2013	8,245,300.00	2014	$ 31.60	260,522.00	-	12,475.00	272,997.00	169,907.00	-	-	-	150.00	170,057.00	102,940.00	268,480.00
2014	7,784,000.00	2015	$ 30.56	237,902.00	-	6,036.00	243,938.00	169,907.00	-	-	-	3,168.00	173,075.00	70,863.00	339,343.00
2015	7,962,400.00	2016	$ 32.14	255,904.00	-	1,971.00	257,875.00	169,907.00	-	-	-	1,543.00	171,450.00	86,425.00	425,768.00
2016	8,150,300.00	2017	$ 31.61	257,626.00	-	6,581.00	264,207.00	169,907.00	-	-	-	759.00	170,666.00	93,541.00	519,309.00
2017	8,193,700.00	2018	$ 31.29	256,364.00	-	9,552.00	265,916.00	169,907.00	-	-	-	-	169,907.00	96,009.00	615,318.00
2018	8,159,600.00	2019	$ 30.46	248,538.00	-	30,104.00	278,642.00	169,907.00	-	-	-	-	169,907.00	108,735.00	724,053.00
2019	9,170,100.00	2020	$ 28.35	260,008.00	-	22,043.00	282,051.00	169,907.00	-	-	-	-	169,907.00	112,144.00	836,197.00
2020	10,010,100.00	2021	$ 28.18	282,051.00	-	(10,531.00)	271,520.00	169,907.00	-	-	-	-	169,907.00	101,613.00	937,810.00
2021	11,196,400.00	2022	$ 26.94	301,953.00	-	(29,645.00)	272,308.00	169,907.00	-	-	-	-	169,907.00	102,401.00	1,040,211.00
2022	10,090,500.00	2023	$ 24.13	243,485.00	-	52,778.00	296,263.00	169,907.00	-	-	4,878.00	903.00	175,688.00	120,575.00	1,160,786.00
2023	11,224,900.00	2024	$ 24.03	269,706.89	-	63,726.00	333,432.89	169,907.00	-	-		1,988.00	171,895.00	161,537.89	1,322,323.89
2024	11,216,800.00	2025	$ 22.76	255,277.00	-	53,793.00	309,070.00	169,907.00	-	-	-	150.00	170,057.00	139,013.00	1,461,336.89
2025	11,698,500.00	2026	$ 23.59	275,967.62	-	20,000.00	295,967.62	169,907.00	1,500,000.00	-	-	1,000.00	1,670,907.00	(1,374,939.39)	86,397.51
2026	11,815,485.00	2027	$ 22.31	263,603.47	-	5,000.00	268,603.47	169,907.00	180,000.00	-	-	1,000.00	350,907.00	(82,303.53)	4,093.98
2027	11,933,639.85	2028	$ 22.08	263,494.77	-	5,000.00	268,494.77	169,907.00	100,000.00	-	-	1,000.00	270,907.00	(2,412.23)	1,681.74
2028	12,052,976.25	2029	$ 21.86	263,478.06	-	5,000.00	268,478.06	59,576.00	200,000.00	-	-	1,000.00	260,576.00	7,902.06	9,583.80
2029	12,173,506.01	2030	$ 21.64	263,434.67	-	5,000.00	268,434.67	-	250,000.00	-	-	1,000.00	251,000.00	17,434.67	27,018.47
2030	12,295,241.07	2031	$ 21.43	263,487.02	-	5,000.00	268,487.02	-	250,000.00	-	-	1,000.00	251,000.00	17,487.02	44,505.49
2031	12,418,193.48	2032	$ 21.21	263,389.88	-	5,000.00	268,389.88	-	250,000.00	-	-	1,000.00	251,000.00	17,389.88	61,895.37
2032	12,542,375.42	2033	$ 21.00	263,389.88	-	5,000.00	268,389.88	-	300,000.00	-	-	1,000.00	301,000.00	(32,610.12)	29,285.26
2033	12,667,799.17	2034	$ 20.79	263,363.54	-	5,000.00	268,363.54	-	290,000.00	-	-	1,000.00	291,000.00	(22,636.46)	6,648.80
				-	-	-	-	-	-	-	-	-	-		
				$ 6,769,871.80	$ 220,998.00	$ 335,992.00	$ 7,326,861.80	$ 3,457,717.00	$ 3,320,000.00	$ 238,307.00	$ 279,289.00	$ 24,900.00	$ 7,320,213.00		

Table 2 – Donor District Cash Flow with Allocation to Recipient Districts

City of Racine

Cash Flow Projections-TID 18- Water Street Redevelopment

Creation Year: 2014
Resolution Date: 9/16/2014
Expenditure Period Ends: 9/16/2036
Terminaton Date: 9/16/2041
Last Collection Year: 2042
TID Base Value: $3,045,500
Assumes 0% Increase in value from 2025-2042

				Revenues								Expenditures							
Tax Year	Taxable TID Value	Collection Year	Mill Rate	Tax Increments	TID #12 From Sharing	TID #11 From Sharing	TID #13 From Sharing	Debt Proceeds	Advance IG	Other Revenue	Total	Developer Loan	Debt Service	IG Interest	Project Costs	Planning Admin Infrastructure	Total	Net	Cash on Hand TID
2012	-	2013	$ 29.84	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
2013	-	2014	$ 31.60	-	-	-		-	4,594,777.00	124,832.00	4,719,609.00	4,500,000.00	-	-	124,832.00	18,525.00	4,643,357.00	76,252.00	76,252.00
2014	-	2015	$ 30.56	-	-	-		-	1,907,040.00	316,601.00	2,223,641.00	-	-	46,159.00	2,189,835.00	150.00	2,236,144.00	(12,503.00)	63,749.00
2015	-	2016	$ 32.14	-	-	-		-	650,172.00	1,183,441.00	1,833,613.00	-	-	58,581.00	1,258,957.00	150.00	1,317,688.00	515,925.00	579,674.00
2016	-	2017	$ 31.61	-	-	-		-	-	48,341.00	48,341.00	-	-	259,168.00	4,867,403.00	1,549.00	5,128,120.00	(5,079,779.00)	(4,500,105.00)
2017	-	2018	$ 31.29	-	440,127.00	-		3,500,000.00	-	1,034,961.00	4,975,088.00	-	114,450.00	41,752.00	3,017,148.00	1,285.00	3,174,635.00	1,800,453.00	(2,699,652.00)
2018	-	2019	$ 30.46	-	177,027.00	-		-	-	(203,502.00)	(26,475.00)	-	142,312.00	119,097.00	1,214,870.00	2,150.00	1,478,429.00	(1,504,904.00)	(4,204,556.00)
2019	-	2020	$ 28.35	-	173,277.00	-		-	-	82,548.00	255,825.00	-	122,500.00	131,547.00	312,879.00	1,283.00	568,209.00	(312,384.00)	(4,516,940.00)
2020	588,400.00	2021	$ 28.18	16,579.00	175,274.00	-		-	276,890.00	99,795.00	568,538.00	-	122,500.00	57,620.00	182,077.00	4,700.00	366,897.00	201,641.00	(4,315,299.00)
2021	937,200.00	2022	$ 26.94	25,275.00	186,499.00	-		-	-	16,130.00	227,904.00	-	122,500.00	166,613.00	117,360.00	6,132.00	412,605.00	(184,701.00)	(4,500,000.00)
2022	602,400.00	2023	$ 24.03	14,536.00	164,023.00	-		3,605,000.00	896,636.00	40,870.00	4,721,065.00	-	3,724,289.00	179,286.00	728,668.00	55,633.00	4,687,876.00	33,189.00	(4,466,811.00)
2023	580,900.00	2024	$ 24.03	13,957.61	180,000.00	-		-	158,532.34	80,332.00	432,821.95	-	209,305.00	280,804.00	261,065.00	150.00	751,324.00	(318,502.05)	(4,785,313.05)
2024	670,200.00	2025	$ 22.76	15,252.70	177,000.00	-		-	434,795.00	2,311.00	629,358.70	-	232,575.00	277,759.00	-	122,290.00	632,624.00	(3,265.30)	(4,788,578.35)
2025	726,300.00	2026	$ 23.59	17,133.42	175,000.00			-	-	5,000.00	197,133.42	-	231,175.00	-	-	50,000.00	281,175.00	(84,041.58)	(4,872,619.93)
2026	726,300.00	2027	$ 22.31	16,203.75	175,000.00			-	-	5,000.00	196,203.75	-	204,800.00	-	-	50,000.00	254,800.00	(58,596.25)	(4,931,216.18)
2027	726,300.00	2028	$ 22.08	16,036.70	175,000.00			-	-	5,000.00	196,036.70	-	203,180.00	-	-	50,000.00	253,180.00	(57,143.30)	(4,988,359.48)
2028	726,300.00	2029	$ 21.86	15,876.92	170,000.00			-	-	5,000.00	190,876.92	-	201,560.00	-	-	50,000.00	251,560.00	(60,683.08)	(5,049,042.56)
2029	726,300.00	2030	$ 21.64	15,717.13	170,000.00			-	-	5,000.00	190,717.13	-	324,940.00	-	-	50,000.00	374,940.00	(184,222.87)	(5,233,265.43)
2030	726,300.00	2031	$ 21.43	15,564.61	170,000.00			-	-	5,000.00	190,564.61	-	198,050.00	-	-	50,000.00	248,050.00	(57,485.39)	(5,290,750.82)
2031	726,300.00	2032	$ 21.21	15,404.82	160,000.00			-	-	5,000.00	180,404.82	-	193,375.00	-	-	50,000.00	243,375.00	(62,970.18)	(5,353,720.99)
2032	726,300.00	2033	$ 21.00	15,252.30	150,000.00			-	-	5,000.00	170,252.30	-	610,675.00	-	-	50,000.00	660,675.00	(490,422.70)	(5,844,143.69)
2033	726,300.00	2034	$ 20.79	15,099.78	-			-	-	5,000.00	20,099.78	-	174,675.00	-	-	50,000.00	224,675.00	(204,575.22)	(6,048,718.92)
2034	726,300.00	2035	$ 20.58	14,947.25	-	-	-	-	-	5,000.00	19,947.25	-	159,855.00	-	-	1,000.00	160,855.00	(140,907.75)	(6,189,626.66)
2035	726,300.00	2036	$ 20.38	14,801.99	-	-	-	-	-	5,000.00	19,801.99	-	141,045.00	-	-	1,000.00	142,045.00	(122,243.01)	(6,311,869.67)
2036	726,300.00	2037	$ 20.38	14,801.99	-	-	-	-	-	5,000.00	19,801.99	-	1,431,095.00	-	-	1,000.00	1,432,095.00	(1,412,293.01)	(7,724,162.67)
2037	726,300.00	2038	$ 20.38	14,801.99	-	-	-	-	-	5,000.00	19,801.99	-	100,005.00	-	-	1,000.00	101,005.00	(81,203.01)	(7,805,365.68)
2038	726,300.00	2039	$ 20.38	14,801.99	-	-	-	-	-	5,000.00	19,801.99	-	76,995.00	-	-	1,000.00	77,995.00	(58,193.01)	(7,863,558.69)
2039	726,300.00	2040	$ 20.38	14,801.99	-	-	-	-	-	5,000.00	19,801.99	-	52,805.00	-	-	1,000.00	53,805.00	(34,003.01)	(7,897,561.69)
2040	726,300.00	2041	$ 20.38	14,801.99	-	-	-	-	-	5,000.00	19,801.99	-	1,722,140.00	-	-	1,000.00	1,723,140.00	(1,703,338.01)	(9,600,899.70)
2041	726,300.00	2042	$ 20.38	14,801.99	-	-	-	-	-	5,000.00	19,801.99	-	-	-	-	10,000.00	10,000.00	9,801.99	(9,591,097.70)
				-	-	-	-	-	-	-	-	-	-	-	-	-	-		
				$ 346,450.96	$ 3,018,227.00	$ -	$ -	$ 7,105,000.00	$ 8,918,842.34	$ 2,911,660.00	$ 22,300,180.30	$ 4,500,000.00	$ 10,816,801.00	$ 1,618,386.00	$ 14,275,094.00	$ 680,997.00	$ 31,891,278.00		

Table 3 – Recipient (TID 18) Cash Flow Prior to Allocation from Donor Districts

City of Racine

Cash Flow Projections-TID 18- Water Street Redevelopment

Creation Year: 2014
Resolution Date: 9/16/2014
Expenditure Period Ends: 9/16/2036
Terminaton Date: 9/16/2041
Last Collection Year: 2042
TID Base Value: $3,045,500
Assumes 0% Increase in value from 2025-2042

				Revenues								Expenditures							
Tax Year	Taxable TID Value	Collection Year	Mill Rate	Tax Increments	TID #12 From Sharing	TID #11 From Sharing	TID #13 From Sharing	Debt Proceeds	Advance IG	Other Revenue	Total	Developer Loan	Debt Service	IG Interest	Project Costs	Planning Admin Infrastructure	Total	Net	Cash on Hand TID
2012	-	2013	$ 29.84	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
2013	-	2014	$ 31.60	-	-	-		-	4,594,777.00	124,832.00	4,719,609.00	4,500,000.00	-	-	124,832.00	18,525.00	4,643,357.00	76,252.00	76,252.00
2014	-	2015	$ 30.56	-	-	-		-	1,907,040.00	316,601.00	2,223,641.00	-	-	46,159.00	2,189,835.00	150.00	2,236,144.00	(12,503.00)	63,749.00
2015	-	2016	$ 32.14	-	-	-		-	650,172.00	1,183,441.00	1,833,613.00	-	-	58,581.00	1,258,957.00	150.00	1,317,688.00	515,925.00	579,674.00
2016	-	2017	$ 31.61	-	-	-		-	-	48,341.00	48,341.00	-	-	259,168.00	4,867,403.00	1,549.00	5,128,120.00	(5,079,779.00)	(4,500,105.00)
2017	-	2018	$ 31.29	-	440,127.00	-		3,500,000.00	-	1,034,961.00	4,975,088.00	-	114,450.00	41,752.00	3,017,148.00	1,285.00	3,174,635.00	1,800,453.00	(2,699,652.00)
2018	-	2019	$ 30.46	-	177,027.00	-		-	-	(203,502.00)	(26,475.00)	-	142,312.00	119,097.00	1,214,870.00	2,150.00	1,478,429.00	(1,504,904.00)	(4,204,556.00)
2019	-	2020	$ 28.35	-	173,277.00	-		-	-	82,548.00	255,825.00	-	122,500.00	131,547.00	312,879.00	1,283.00	568,209.00	(312,384.00)	(4,516,940.00)
2020	588,400.00	2021	$ 28.18	16,579.00	175,274.00	-		-	276,890.00	99,795.00	568,538.00	-	122,500.00	57,620.00	182,077.00	4,700.00	366,897.00	201,641.00	(4,315,299.00)
2021	937,200.00	2022	$ 26.94	25,275.00	186,499.00	-		-	-	16,130.00	227,904.00	-	122,500.00	166,613.00	117,360.00	6,132.00	412,605.00	(184,701.00)	(4,500,000.00)
2022	602,400.00	2023	$ 24.03	14,536.00	164,023.00	-		3,605,000.00	896,636.00	40,870.00	4,721,065.00	-	3,724,289.00	179,286.00	728,668.00	55,633.00	4,687,876.00	33,189.00	(4,466,811.00)
2023	580,900.00	2024	$ 24.03	13,957.61	180,000.00	-		-	158,532.34	80,332.00	432,821.95	-	209,305.00	280,804.00	261,065.00	150.00	751,324.00	(318,502.05)	(4,785,313.05)
2024	670,200.00	2025	$ 22.76	15,252.70	177,000.00	-		-	434,795.00	2,311.00	629,358.70	-	232,575.00	277,759.00	-	122,290.00	632,624.00	(3,265.30)	(4,788,578.35)
2025	726,300.00	2026	$ 23.59	17,133.42	175,000.00	475,000.00	235,000.00	-	-	5,000.00	907,133.42	-	231,175.00	-	-	50,000.00	281,175.00	625,958.42	(4,162,619.93)
2026	726,300.00	2027	$ 22.31	16,203.75	175,000.00	100,000.00	180,000.00	-	-	5,000.00	476,203.75	-	204,800.00	-	-	50,000.00	254,800.00	221,403.75	(3,941,216.18)
2027	726,300.00	2028	$ 22.08	16,036.70	175,000.00	85,000.00	100,000.00	-	-	5,000.00	381,036.70	-	203,180.00	-	-	50,000.00	253,180.00	127,856.70	(3,813,359.48)
2028	726,300.00	2029	$ 21.86	15,876.92	170,000.00	85,000.00	200,000.00	-	-	5,000.00	475,876.92	-	201,560.00	-	-	50,000.00	251,560.00	224,316.92	(3,589,042.56)
2029	726,300.00	2030	$ 21.64	15,717.13	170,000.00	85,000.00	250,000.00	-	-	5,000.00	525,717.13	-	324,940.00	-	-	50,000.00	374,940.00	150,777.13	(3,438,265.43)
2030	726,300.00	2031	$ 21.43	15,564.61	170,000.00	75,000.00	250,000.00	-	-	5,000.00	515,564.61	-	198,050.00	-	-	50,000.00	248,050.00	267,514.61	(3,170,750.82)
2031	726,300.00	2032	$ 21.21	15,404.82	160,000.00	75,000.00	250,000.00	-	-	5,000.00	505,404.82	-	193,375.00	-	-	50,000.00	243,375.00	262,029.82	(2,908,720.99)
2032	726,300.00	2033	$ 21.00	15,252.30	150,000.00	-	300,000.00	-	-	5,000.00	470,252.30	-	610,675.00	-	-	50,000.00	660,675.00	(190,422.70)	(3,099,143.69)
2033	726,300.00	2034	$ 20.79	15,099.78	-	-	290,000.00	-	-	5,000.00	310,099.78	-	174,675.00	-	-	50,000.00	224,675.00	85,424.78	(3,013,718.92)
2034	726,300.00	2035	$ 20.58	14,947.25	-	-	-	-	-	5,000.00	19,947.25	-	159,855.00	-	-	1,000.00	160,855.00	(140,907.75)	(3,154,626.66)
2035	726,300.00	2036	$ 20.38	14,801.99	-	-	-	-	-	5,000.00	19,801.99	-	141,045.00	-	-	1,000.00	142,045.00	(122,243.01)	(3,276,869.67)
2036	726,300.00	2037	$ 20.38	14,801.99	-	-	-	-	-	5,000.00	19,801.99	-	1,431,095.00	-	-	1,000.00	1,432,095.00	(1,412,293.01)	(4,689,162.67)
2037	726,300.00	2038	$ 20.38	14,801.99	-	-	-	-	-	5,000.00	19,801.99	-	100,005.00	-	-	1,000.00	101,005.00	(81,203.01)	(4,770,365.68)
2038	726,300.00	2039	$ 20.38	14,801.99	-	-	-	-	-	5,000.00	19,801.99	-	76,995.00	-	-	1,000.00	77,995.00	(58,193.01)	(4,828,558.69)
2039	726,300.00	2040	$ 20.38	14,801.99	-	-	-	-	-	5,000.00	19,801.99	-	52,805.00	-	-	1,000.00	53,805.00	(34,003.01)	(4,862,561.69)
2040	726,300.00	2041	$ 20.38	14,801.99	-	-	-	-	-	5,000.00	19,801.99	-	1,722,140.00	-	-	1,000.00	1,723,140.00	(1,703,338.01)	(6,565,899.70)
2041	726,300.00	2042	$ 20.38	14,801.99	-	-	-	-	-	5,000.00	19,801.99	-	-	-	-	10,000.00	10,000.00	9,801.99	(6,556,097.70)
				-	-	-	-	-	-	-	-	-	-	-	-	-	-		
				$ 346,450.96	$ 3,018,227.00	$ 980,000.00	$ 2,055,000.00	$ 7,105,000.00	$ 8,918,842.34	$ 2,911,660.00	$ 25,335,180.30	$ 4,500,000.00	$ 10,816,801.00	$ 1,618,386.00	$ 14,275,094.00	$ 680,997.00	$ 31,891,278.00		

Table 4 – Recipient District (TID 18) Cash Flow with Allocation from Donor Districts

City of Racine

Cash Flow Projections-TID 26 Hotel Verdant

Creation Year: 2021
Resolution Date: 05/04/2021
Expenditure Period Ends: 05/04/2044
Terminaton Date: 05/04/2049
Last Collection Year: 2050
TID Base Value: $3,612,000
Assumes 1% Increase in value from 2025-2049

				Revenues									Expenses									
Tax Year	TID Value	Collection Year	Mill Rate	Tax Increments	From Sharing TID #9	From Sharing TID #13	BCPL Loan	IG	Developer Payback Loan	Developer Payback Loan #2	Other Revenue	Total	Incentive	Developer Loan	$5.5M STF #1 Debt Service	$4.090M STF #2 Debt Service	Paygo Allocation	Payback IG	Planning Admin Infrastructure	Total	Net	Cash on Hand TID
2019	-	2020																				
2020		2021	$ 28.18	-	2,895,000.00		5,500,000.00	1,044,379.00	-	-	-	9,439,379.00	2,895,000.00	6,500,000.00	-		-	-	44,379.00	9,439,379.00	-	-
2021	-	2022	$ 26.94	-	-		-	3,985.00	172,656.00	-	(92.00)	176,549.00	-	-	160,931.51		-	14,912.49	705.00	176,549.00	-	-
2022	(289,100.00)	2023	$ 24.13	-	-		-	-	276,250.00	-	5,848.00	282,098.00	-	-	220,000.00		-	26,311.00	22,200.00	268,511.00	13,587.00	13,587.00
2023	13,763,300.00	2024	$ 24.03	330,698.43	-		-	217,397.31	-	-	908.00	549,003.74	-	-	220,602.74		305,698.00	36,140.00	150.00	562,590.74	(13,587.00)	-
2024	15,101,900.00	2025	$ 22.76	343,695.55	5,000,000.00		4,090,000.00	-	-	-	4,696.00	9,438,391.55	-	7,500,000.00	452,092.00	89,746.00	318,696.00	-	14,650.00	8,375,184.00	1,063,207.55	1,063,207.55
2025	15,186,300.00	2026	$ 23.59	358,244.82	700,000.00	-	-	-	970,000.00	245,750.00	5,000.00	2,278,994.82	-	2,200,000.00	452,092.00	227,136.29	318,695.55	1,265,000.00	5,000.00	4,467,923.84	(2,188,929.02)	(1,125,721.47)
2026	15,338,163.00	2027	$ 22.31	342,194.42	-	-	-	-	976,000.00	291,000.00	5,000.00	1,614,194.42	-	-	452,092.00	204,935.00	318,695.55	-	25,000.00	1,000,722.55	613,471.87	(512,249.61)
2027	15,491,544.63	2028	$ 22.08	342,053.31	-	-	-	-	488,000.00	291,000.00	5,000.00	1,126,053.31	-	-	452,092.00	204,935.00	318,695.55	-	5,000.00	980,722.55	145,330.76	(366,918.85)
2028	15,646,460.08	2029	$ 21.86	342,031.62	-	-	-	-	5,689,000.00	291,000.00	5,000.00	6,327,031.62	-	-	452,092.00	204,935.00	318,695.55	-	5,000.00	980,722.55	5,346,309.07	4,979,390.22
2029	15,802,924.68	2030	$ 21.64	341,975.29	-	-	-	-	-	291,000.00	5,000.00	637,975.29	-	-	452,092.00	239,235.00	318,695.55	-	5,000.00	1,015,022.55	(377,047.26)	4,602,342.96
2030	15,960,953.92	2031	$ 21.43	342,043.24	-	-	-	-	-	485,731.40	5,000.00	832,774.64	-	-	452,092.00	272,065.00	318,695.55	-	5,000.00	1,047,852.55	(215,077.91)	4,387,265.05
2031	16,120,563.46	2032	$ 21.21	341,917.15	-		-	-	-	680,462.80	5,000.00	1,027,379.95	-	-	452,092.00	303,363.75	318,695.55	-	25,000.00	1,099,151.30	(71,771.35)	4,315,493.71
2032	17,281,769.10	2033	$ 21.00	362,917.15	-		-	-	-	680,462.80	5,000.00	1,048,379.95	-	-	452,092.00	333,017.50	318,695.55	-	5,000.00	1,108,805.05	(60,425.10)	4,255,068.61
2033	20,454,586.79	2034	$ 20.79	425,250.86	-		-	-	-	680,462.80	5,000.00	1,110,713.66	-	-	452,092.00	365,852.50	175,600.05	-	5,000.00	998,544.55	112,169.11	4,367,237.72
2034	20,659,132.66	2035	$ 20.58	425,164.95	-		-	-	-	680,462.80	5,000.00	1,110,627.75	-	-	452,092.00	396,742.50		-	5,000.00	853,834.50	256,793.25	4,624,030.97
2035	20,865,723.98	2036	$ 20.38	425,243.45	-		-	-	-	680,462.80	5,000.00	1,110,706.25	-	-	452,092.00	430,455.00		-	5,000.00	887,547.00	223,159.25	4,847,190.22
2036	21,074,381.22	2037	$ 20.38	429,495.89	-		-	-	-	680,462.80	5,000.00	1,114,958.69	-	-	452,092.00	427,627.50		-	25,000.00	904,719.50	210,239.19	5,057,429.41
2037	21,285,125.04	2038	$ 20.38	433,790.85	-		-	-	-	680,462.80	5,000.00	1,119,253.65	-	-	452,092.00	428,922.50		-	5,000.00	886,014.50	233,239.15	5,290,668.56
2038	21,497,976.29	2039	$ 20.38	438,128.76	-		-	-	-	680,462.80	5,000.00	1,123,591.56	-	-	452,092.00	429,192.50		-	5,000.00	886,284.50	237,307.06	5,527,975.62
2039	21,712,956.05	2040	$ 20.38	442,510.04	-		-	-	-	7,824,283.00	5,000.00	8,271,793.04	-	-	452,092.00	428,167.50		-	5,000.00	885,259.50	7,386,533.54	12,914,509.16
2040	21,930,085.61	2041	$ 20.38	446,935.14	-		-	-	-	-	5,000.00	451,935.14	-	-	452,092.00	430,842.50		-	5,000.00	887,934.50	(435,999.36)	12,478,509.80
2041	22,149,386.46	2042	$ 20.38	451,404.50	-		-	-	-	-	5,000.00	456,404.50	-	-	453,945.91	427,598.75		-	25,000.00	906,544.66	(450,140.16)	12,028,369.64
2042	22,370,880.33	2043	$ 20.38	455,918.54	-		-	-	-	-	5,000.00	460,918.54	-	-	-	428,342.50		-	5,000.00	433,342.50	27,576.04	12,055,945.68
2043	22,594,589.13	2044	$ 20.38	460,477.73	-		-	-	-	-	5,000.00	465,477.73	-	-	-	427,937.50		-	5,000.00	432,937.50	32,540.23	12,088,485.91
2044	22,820,535.02	2045	$ 20.38	465,082.50	-		-	-	-	-	5,000.00	470,082.50	-	-	-	431,235.00		-	5,000.00	436,235.00	33,847.50	12,122,333.41
2045	23,048,740.37	2046	$ 20.38	469,733.33	-		-	-	-	-	5,000.00	474,733.33	-	-	-	-		-	5,000.00	5,000.00	469,733.33	12,592,066.74
2046	23,279,227.78	2047	$ 20.38	474,430.66	-		-	-	-	-	5,000.00	479,430.66	-	-	-			-	5,000.00	5,000.00	474,430.66	13,066,497.40
2047	23,512,020.06	2048	$ 20.38	479,174.97	-		-	-	-	-	5,000.00	484,174.97	-	-	-			-	5,000.00	5,000.00	479,174.97	13,545,672.37
2048	23,747,140.26	2049	$ 20.38	483,966.72	-		-	-	-	-	5,000.00	488,966.72	-	-	-			-	25,000.00	25,000.00	463,966.72	14,009,639.09
2049	23,984,611.66	2050	$ -	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14,009,639.09
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
				$ 10,654,479.86	$ 8,595,000.00	$ -	$ 9,590,000.00	$ 1,265,761.31	$ 8,571,906.00	$ 15,163,466.80	$ 131,360.00	$ 53,971,973.97	$ 2,895,000.00	$ 16,200,000.00	$ 8,741,044.16	$ 7,132,284.79	$ 3,349,558.44	$ 1,342,363.49	$ 302,084.00	39,962,334.88		

Table 5 – Recipient (TID 26) Cash Flow Prior to Allocation from Donor District

City of Racine

Cash Flow Projections-TID 26 Hotel Verdant

Creation Year: 2021
Resolution Date: 05/04/2021
Expenditure Period Ends: 05/04/2044
Terminaton Date: 05/04/2049
Last Collection Year: 2050
TID Base Value: $3,612,000
Assumes 1% Increase in value from 2025-2049

				Revenues									Expenses									
Tax Year	TID Value	Collection Year	Mill Rate	Tax Increments	From Sharing TID #9	From Sharing TID #13	BCPL Loan	IG	Developer Payback Loan	Developer Payback Loan #2	Other Revenue	Total	Incentive	Developer Loan	$5.5M STF #1 Debt Service	$4.090M STF #2 Debt Service	Paygo Allocation	Payback IG	Planning Admin Infrastructure	Total	Net	Cash on Hand TID
2019	-	2020																				
2020		2021	$ 28.18	-	2,895,000.00		5,500,000.00	1,044,379.00	-	-	-	9,439,379.00	2,895,000.00	6,500,000.00	-		-	-	44,379.00	9,439,379.00	-	-
2021	-	2022	$ 26.94	-	-		-	3,985.00	172,656.00	-	(92.00)	176,549.00	-	-	160,931.51		-	14,912.49	705.00	176,549.00	-	-
2022	(289,100.00)	2023	$ 24.13	-	-		-	-	276,250.00	-	5,848.00	282,098.00	-	-	220,000.00		-	26,311.00	22,200.00	268,511.00	13,587.00	13,587.00
2023	13,763,300.00	2024	$ 24.03	330,698.43	-		-	217,397.31	-	-	908.00	549,003.74	-	-	220,602.74		305,698.00	36,140.00	150.00	562,590.74	(13,587.00)	-
2024	15,101,900.00	2025	$ 22.76	343,695.55	5,000,000.00		4,090,000.00	-	-	-	4,696.00	9,438,391.55	-	7,500,000.00	452,092.00	89,746.00	318,696.00	-	14,650.00	8,375,184.00	1,063,207.55	1,063,207.55
2025	15,186,300.00	2026	$ 23.59	358,244.82	700,000.00	1,365,000.00	-	-	970,000.00	245,750.00	5,000.00	3,643,994.82	-	2,200,000.00	452,092.00	227,136.29	318,695.55	1,265,000.00	5,000.00	4,467,923.84	(823,929.02)	239,278.53
2026	15,338,163.00	2027	$ 22.31	342,194.42	-	-	-	-	976,000.00	291,000.00	5,000.00	1,614,194.42	-	-	452,092.00	204,935.00	318,695.55	-	25,000.00	1,000,722.55	613,471.87	852,750.39
2027	15,491,544.63	2028	$ 22.08	342,053.31	-	-	-	-	488,000.00	291,000.00	5,000.00	1,126,053.31	-	-	452,092.00	204,935.00	318,695.55	-	5,000.00	980,722.55	145,330.76	998,081.15
2028	15,646,460.08	2029	$ 21.86	342,031.62	-	-	-	-	5,689,000.00	291,000.00	5,000.00	6,327,031.62	-	-	452,092.00	204,935.00	318,695.55	-	5,000.00	980,722.55	5,346,309.07	6,344,390.22
2029	15,802,924.68	2030	$ 21.64	341,975.29	-	-	-	-	-	291,000.00	5,000.00	637,975.29	-	-	452,092.00	239,235.00	318,695.55	-	5,000.00	1,015,022.55	(377,047.26)	5,967,342.96
2030	15,960,953.92	2031	$ 21.43	342,043.24	-	-	-	-	-	485,731.40	5,000.00	832,774.64	-	-	452,092.00	272,065.00	318,695.55	-	5,000.00	1,047,852.55	(215,077.91)	5,752,265.05
2031	16,120,563.46	2032	$ 21.21	341,917.15	-		-	-	-	680,462.80	5,000.00	1,027,379.95	-	-	452,092.00	303,363.75	318,695.55	-	25,000.00	1,099,151.30	(71,771.35)	5,680,493.71
2032	17,281,769.10	2033	$ 21.00	362,917.15	-		-	-	-	680,462.80	5,000.00	1,048,379.95	-	-	452,092.00	333,017.50	318,695.55	-	5,000.00	1,108,805.05	(60,425.10)	5,620,068.61
2033	20,454,586.79	2034	$ 20.79	425,250.86	-		-	-	-	680,462.80	5,000.00	1,110,713.66	-	-	452,092.00	365,852.50	175,600.05	-	5,000.00	998,544.55	112,169.11	5,732,237.72
2034	20,659,132.66	2035	$ 20.58	425,164.95	-		-	-	-	680,462.80	5,000.00	1,110,627.75	-	-	452,092.00	396,742.50		-	5,000.00	853,834.50	256,793.25	5,989,030.97
2035	20,865,723.98	2036	$ 20.38	425,243.45	-		-	-	-	680,462.80	5,000.00	1,110,706.25	-	-	452,092.00	430,455.00		-	5,000.00	887,547.00	223,159.25	6,212,190.22
2036	21,074,381.22	2037	$ 20.38	429,495.89	-		-	-	-	680,462.80	5,000.00	1,114,958.69	-	-	452,092.00	427,627.50		-	25,000.00	904,719.50	210,239.19	6,422,429.41
2037	21,285,125.04	2038	$ 20.38	433,790.85	-		-	-	-	680,462.80	5,000.00	1,119,253.65	-	-	452,092.00	428,922.50		-	5,000.00	886,014.50	233,239.15	6,655,668.56
2038	21,497,976.29	2039	$ 20.38	438,128.76	-		-	-	-	680,462.80	5,000.00	1,123,591.56	-	-	452,092.00	429,192.50		-	5,000.00	886,284.50	237,307.06	6,892,975.62
2039	21,712,956.05	2040	$ 20.38	442,510.04	-		-	-	-	7,824,283.00	5,000.00	8,271,793.04	-	-	452,092.00	428,167.50		-	5,000.00	885,259.50	7,386,533.54	14,279,509.16
2040	21,930,085.61	2041	$ 20.38	446,935.14	-		-	-	-	-	5,000.00	451,935.14	-	-	452,092.00	430,842.50		-	5,000.00	887,934.50	(435,999.36)	13,843,509.80
2041	22,149,386.46	2042	$ 20.38	451,404.50	-		-	-	-	-	5,000.00	456,404.50	-	-	453,945.91	427,598.75		-	25,000.00	906,544.66	(450,140.16)	13,393,369.64
2042	22,370,880.33	2043	$ 20.38	455,918.54	-		-	-	-	-	5,000.00	460,918.54	-	-	-	428,342.50		-	5,000.00	433,342.50	27,576.04	13,420,945.68
2043	22,594,589.13	2044	$ 20.38	460,477.73	-		-	-	-	-	5,000.00	465,477.73	-	-	-	427,937.50		-	5,000.00	432,937.50	32,540.23	13,453,485.91
2044	22,820,535.02	2045	$ 20.38	465,082.50	-		-	-	-	-	5,000.00	470,082.50	-	-	-	431,235.00		-	5,000.00	436,235.00	33,847.50	13,487,333.41
2045	23,048,740.37	2046	$ 20.38	469,733.33	-		-	-	-	-	5,000.00	474,733.33	-	-	-	-		-	5,000.00	5,000.00	469,733.33	13,957,066.74
2046	23,279,227.78	2047	$ 20.38	474,430.66	-		-	-	-	-	5,000.00	479,430.66	-	-	-			-	5,000.00	5,000.00	474,430.66	14,431,497.40
2047	23,512,020.06	2048	$ 20.38	479,174.97	-		-	-	-	-	5,000.00	484,174.97	-	-	-			-	5,000.00	5,000.00	479,174.97	14,910,672.37
2048	23,747,140.26	2049	$ 20.38	483,966.72	-		-	-	-	-	5,000.00	488,966.72	-	-	-			-	25,000.00	25,000.00	463,966.72	15,374,639.09
2049	23,984,611.66	2050	$ -	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,374,639.09
				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
				$ 10,654,479.86	$ 8,595,000.00	$ 1,365,000.00	$ 9,590,000.00	$ 1,265,761.31	$ 8,571,906.00	$ 15,163,466.80	$ 131,360.00	$ 55,336,973.97	$ 2,895,000.00	$ 16,200,000.00	$ 8,741,044.16	$ 7,132,284.79	$ 3,349,558.44	$ 1,342,363.49	$ 302,084.00	39,962,334.88		

Table 6 – Recipient District (TID 16) Cash Flow with Allocation from Donor District

SECTION 9:
Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No territory is being added to the District as part of this Plan Amendment.

SECTION 10:
Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 13:
How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development of the City by providing funds to Tax Incremental District No. 18 to assist with payment of its costs, and better positioning the challenged site for future redevelopment, and to Tax Incremental District No. 26 to allow that District to reimburse the IG Fund for prior advances used to pay Project Costs.

SECTION 14:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 15:
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

TO BE PROVIDED BY CITY ATTORNEY'S OFFICE

SECTION 16:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of Racine, Wisconsin

Tax Increment District No. 13

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Revenue Year	Racine County	City of Racine	Racine Unified School District	Gateway Technical	**Total**	Revenue Year
2026	29,046	147,860	92,864	6,198	**275,968**	2026
2027	27,745	141,235	88,703	5,920	**263,603**	2027
2028	27,733	141,177	88,667	5,918	**263,495**	2028
2029	27,732	141,168	88,661	5,917	**263,478**	2029
2030	27,727	141,145	88,646	5,916	**263,435**	2030
2031	27,732	141,173	88,664	5,917	**263,487**	2031
2032	27,722	141,121	88,631	5,915	**263,390**	2032
2033	27,722	141,121	88,631	5,915	**263,390**	2033
2034	27,719	141,107	88,622	5,915	**263,364**	2034
Totals	**250,879**	**1,277,108**	**802,090**	**53,532**	**2,383,609**	