

**STATUS OF CITY OF TWO RIVERS TAX INCREMENTAL FINANCING DISTRICTS  
DISTRICT VALUATION, PROJECT PLAN VS. 2008 ACTUAL**

City Manager's Office 08.28.08

District # and Description	Year Created	Initial Value (Equalized)	Projected 2008 Value (Equalized)	Projected 2008 Increment (Equalized)	Actual 2008 Increment (Equalized)	Change From 2007	\$ Variance Actual vs. Projected	% Variance Actual vs. Projected
TID #3, Metal Ware Industrial	1992	\$ 1,717,700	\$ 2,880,403	\$ 1,162,703	\$ 804,900	\$ (253,700)	\$ (357,803)	-30.77%
TID #4 Lakeshore Park Apts. Redev.	1994	\$ 172,300	\$ 1,577,900	\$ 1,405,600	\$ 734,300	\$ 137,600	\$ (671,300)	-47.76%
TID #5, Woodland Industrial Park	1999	\$ 2,731,900	\$ 5,261,430	\$ 2,529,530	\$ 3,389,000	\$ 315,300	\$ 859,470	33.98%
TID #6 St. Lukes Redevelopment	2000	\$ -	\$ 826,000	\$ 826,000	\$ 860,600	\$ 15,000	\$ 34,600	4.19%
TID #7 TR Hospital/Rice Health Care Redev.	2001	\$ -	\$ 5,025,000	\$ 5,025,000	\$ 7,470,400	\$ 1,199,700	\$ 2,445,400	48.66%
TID #8 WHS/Washington Highlands Redev.	2002	\$ -	\$ 5,069,153	\$ 5,069,153	\$ 5,360,400	\$ 941,700	\$ 291,247	5.75%
TID #9 Eggers Industries Industrial	2003	\$ 10,800	\$ 10,612,080	\$ 10,601,280	\$ 10,655,600	\$ (98,600)	\$ 54,320	0.51%
<b>Totals</b>		<b>\$ 4,632,700</b>	<b>\$ 31,251,966</b>	<b>\$ 26,619,266</b>	<b>\$ 29,275,200</b>	<b>\$ 2,257,000</b>	<b>\$ 2,655,934</b>	<b>9.98%</b>

2008 Actual Values are as Certified by the Wisconsin Department of Revenue as of August 28, 2008

**2008**