

Tax Increment District No. 6

TID Information and Timeline

- Created 05/10/2005
- Maximum Expenditure Period 05/10/2027 (22 years)
- Maximum life 05/10/2032 (27 years)
- TID No. 6 is declared/classified as a "Blight" district. These types of TID's may be created if 50% or more of the proposed district's area is "blighted," in need of rehabilitation or conservation work, or suitable for industrial sites or mixed-use developments.

District Value at Creation 2005 (\$)	\$973,400*
Development Since Creation (\$)	\$7,532,900
Total District Value as of July 2025 (\$)	\$8,506,300
Value Increase Since Creation (%)	774%

History

- Prior to the creation of TID 6, the site where the Best Western, Juniors, and Anytime fitness is now located was a vacant lot.

TID Area (around 4.7 acres)



Projects of Note

- The building at 100 Spring Street that is now occupied by Best Western, Juniors, and Anytime Fitness was built in 2009.
- The building at 477 Spruce Street that is now occupied by Jimmy Johns was built in 2009.

Past/Current Development Agreements

- Martinsen Investment & Land Co., 02/25/2008 Inc.
- Mahi, LLC (Assumed Martinsen's developer obligations) 05/01/2013
- IGO Legacy Hotel Group 06/06/2017 Marshfield, LLC (Assumed Mahi's developer obligations)

Amendments

Increment Dollars per Acre = \$1,809,851

*Base value comes from the Wisconsin Department of Revenue Bureau of Equalization

Tax Increment District No. 8

TID Information and Timeline

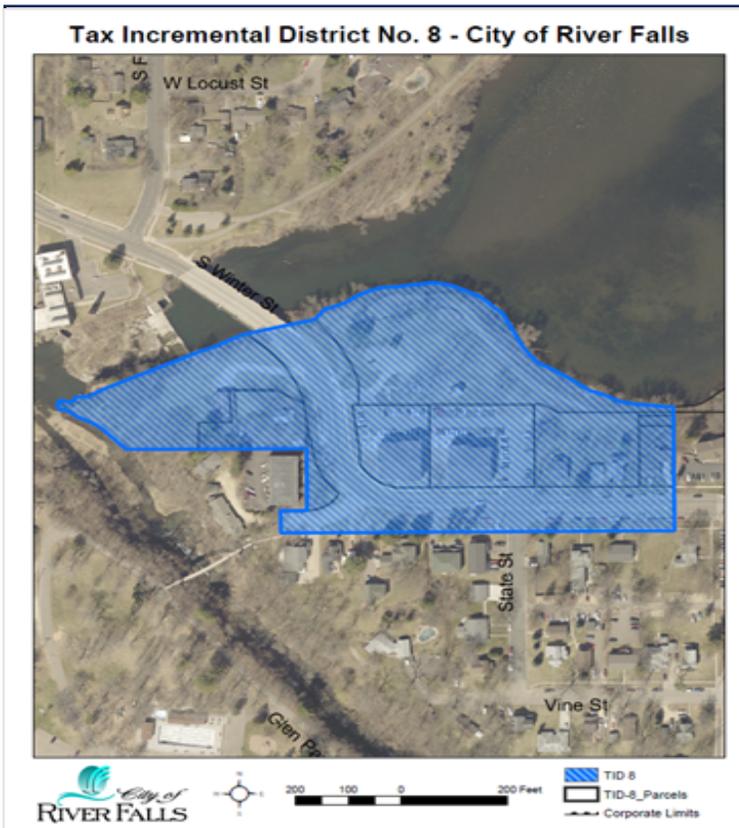
- Created 05/11/2010
- Maximum Expenditure Period 10/11/2032 (22 years)
- Maximum life 05/11/2037 (27 years)
- TID No. 8 is declared/classified as a "Blight" district. These types of TID's may be created if 50% or more of the proposed district's area is "blighted," in need of rehabilitation or conservation work, or suitable for industrial sites or mixed-use developments.

District Value at Creation 2010 (\$)	\$1,326,500*
Development Since Creation (\$) Total	\$12,224,300
District Value as of July 2025 (\$)	\$13,550,800
Value Increase Since Creation (%)	922%

History

- TID 8 was a redevelopment project that included demolishing a number of homes and constructing apartment buildings that mostly cater to UWRF students.

TID Area (around 8.98 acres)



Projects of Note

- The apartment buildings currently at 205 & 215 W Cascade replaced single family homes.
- Trail construction along Lake George to Family Fresh has been completed.

Past/Current Development Agreements

- Gerrard Corporation 02/02/2010
Guaranteed minimum taxable valuation of \$3 million; student housing
- Lake George Lofts, LLC 07/12/2022
Guaranteed minimum taxable valuation of \$5 million; 32-unit apartment complex

Amendments

Increment Dollars per Acre = \$1508,997

*Base value comes from the Wisconsin Department of Revenue Bureau of Equalization

Tax Increment District No. 9

TID Information and Timeline

- Created 10/11/2011
- Maximum Expenditure Period 10/11/2033 (22 years)
- Maximum life 10/11/2038 (27 years)
- TID No. 9 is declared/classified as a "Blight" district. These types of TID's may be created if 50% or more of the proposed district's area is "blighted," in need of rehabilitation or conservation work, or suitable for industrial sites or mixed-use developments.

District Value at Creation 2012 (\$)	\$4,212,300*
Development Since Creation (\$)	\$5,862,500
Total District Value as of July 2025 (\$)	\$10,074,800
Value Increase Since Creation (%)	139%

History

- TID 9 was a redevelopment project that included demolishing Lund's Hardware and re-purposing the Econo Foods Store into a Family Fresh Foods store.

TID Area (around 10.20 acres)



Projects of Note

- The building at 303 S Main. that is now occupied by Family Fresh was refurbishing in 2012.
- Traffic signals were installed on West Walnut.
- The City purchased trail property along Lake George in 2011 with construction of trail finished in 2018.
- M Health Fairview renovated the building at 319 S Main Street. Construction began in August 2020 and finished in early 2021.

Past/Current Development Agreements

- Erickson's (Family Fresh) 10/11/2011

Guaranteed minimum tax revenue per year from Erickson's of \$70,000.

Return of tax increment revenues of \$686,000 estimated paid date of 2024.

Increment Dollars per Acre = \$987,725

Amendments

*Base value comes from the Wisconsin Department of Revenue Bureau of Equalization

Tax Increment District No. 10

TID Information and Timeline

- Created 06/24/2014
- Maximum Expenditure Period 06/24/2029 (15 years)
- Maximum life 06/24/2034 (20 years)
- TID No. 10 is declared/classified as a "Mixed-use" district. These types of TID's may contain a combination of industrial, commercial, and residential use, expect that lands proposed for newly-platted residential use may not exceed 35% of the area of real property within the district.

District Value at Creation 2014 (\$)	\$133,300*
Development Since Creation (\$) Total	\$50,944,400
District Value as of July 2025 (\$)	\$51,077,700
Value Increase Since Creation (%)	38,218%

History

- TID 10 was a development project that sought to develop vacant land north of the City. This eventually led to the creation of Sterling Ponds corporate park.

TID Area (around 114.75 acres)



Projects of Note

- TW Vending finished construction in summer 2017.
- Winfield finished constructing their research lab in 2018.
- The SCVBI finished construction in 2018.

Past/Current Development Agreements

• REV Materials	04/12/2016
• TW Equities	06/01/2016
• Winfield	09/15/2016
• SCVBI	01/24/2017
• TW Equities	11/26/2019
• TW Equities (<i>Addendum</i>)	04/28/2020
• Povolny Group, Inc.	12/10/2019
• Povolny Group, Inc. (<i>Amendment</i>)	07/13/2021
• <i>Sterling Ponds I</i>	07/25/2023

Amendments

- July 26th, 2016 Resolution # 6061

Increment Dollars per Acre = \$445,121

*Base value comes from the Wisconsin Department of Revenue Bureau of Equalization

Tax Increment District No. 11

TID Information and Timeline

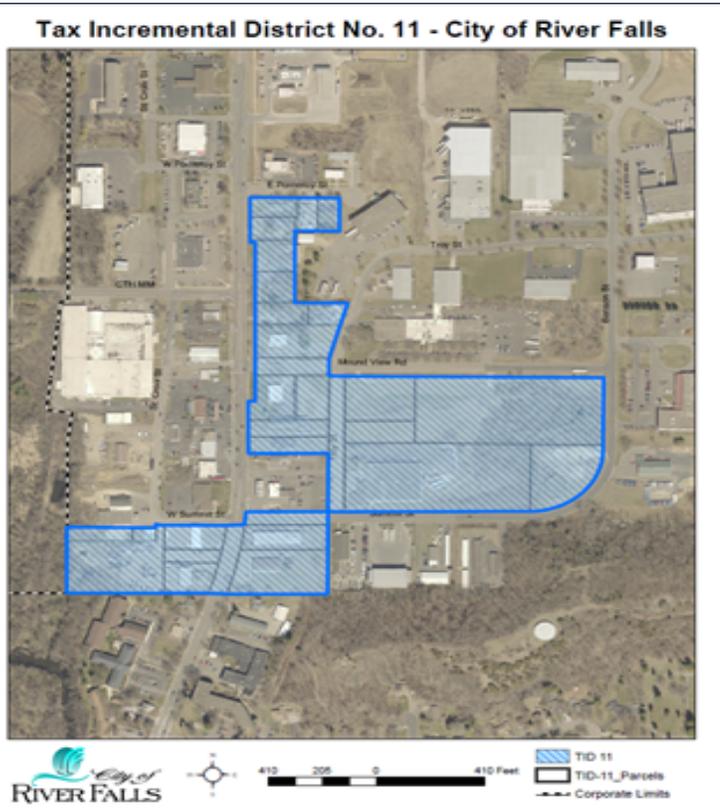
- Created 10/27/2015
- Maximum Expenditure Period 10/27/2031 (16 years)
- Maximum life 10/27/2036 (21 years)
- TID No. 11 is declared/classified as a "Mixed-use" district. These types of TID's may contain a combination of industrial, commercial, and residential use, expect that lands proposed for newly-platted residential use may not exceed 35% of the area of real property within the district.

District Value at Creation 2016 (\$)	\$7,647,000*
Development Since Creation (\$)	\$4,014,900
Total District Value as of July 2025 (\$)	\$11,661,900
Value Increase Since Creation (%)	53%

History

- TID 11 was a redevelopment project that sought to develop underutilized parcels by purchasing and assembling several parcels for industrial development and potentially installing infrastructure.

TID Area (around 28.62 acres)



Projects of Note

- Storm sewers are slated to be reconstructed in the area along with the construction of a stormwater detention pond west of the TIF.
- The City purchased three parcels that form 265 Mound View Drive on 3-20-18.
- The City sold 4 acres to The Marzolf Company, LLC on 01/15/2022

Past/Current Development Agreements

- RF Holdings, LLC 09/13/2022

Amendments

Increment Dollars per Acre = \$407,473

*Base value comes from the Wisconsin Department of Revenue Bureau of Equalization

Tax Increment District No. 12

TID Information and Timeline

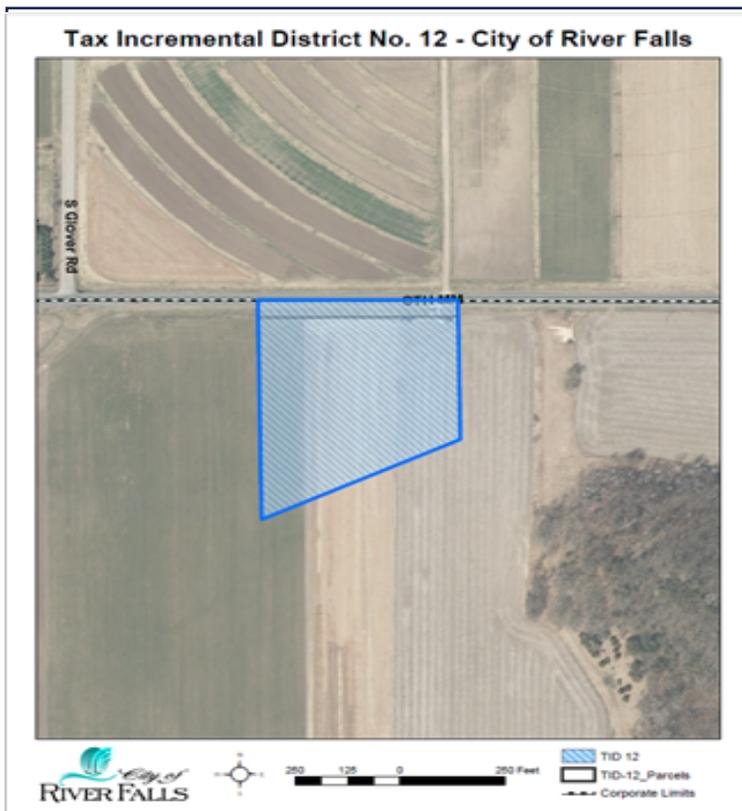
- Created 07/26/2016
- Maximum Expenditure Period 07/26/2031 (15 years)
- Maximum life 07/26/2036 (20 years)
- TID No. 12 is declared/classified as a "Industrial" district. These types of TID's can encapsulate nearly all kinds of growth but are required to keep the area zoned as industrial throughout the life of the TID and are not allowed to use TIF to fund any improvements not related to "industrial development."

District Value at Creation 2016 (\$)	\$0*
Development Since Creation (\$)	\$2,501,900
Total District Value as of July 2025 (\$)	\$2,501,900
Value Increase Since Creation (%)	%

History

- TID 12 is a development project for 5 acre parcel to accommodate a Winfield research facility.

TID Area (around 5.62 acres)



Projects of Note

- Winfield completed their research facility in the spring of 2017.

Past/Current Development Agreements

- Winfield 09/15/2016

Increment Dollars per Acre = \$445,177

Amendments

*Base value comes from the Wisconsin Department of Revenue Bureau of Equalization

Tax Increment District No. 13

TID Information and Timeline

- Created 06/26/2018
- Maximum Expenditure Period 06/26/2033 (15 years)
- Maximum life 06/26/2038 (20 years)
- TID No. 13 is declared/classified as a "Industrial" district. These types of TID's can encapsulate nearly all kinds of growth but are required to keep the area zoned as industrial throughout the life of the TID and are not allowed to use TIF to fund any improvements not related to "industrial development."

District Value at Creation 2018 (\$)	\$6,186,700*
Development Since Creation (\$)	\$14,738,000
Total District Value as of July 2025 (\$)	\$20,924,700
Value Increase Since Creation (%)	238%

History

- TID 13 is a development project that seeks to develop the vacant land of TID 5.

TID Area (around 93.16 acres)



Projects of Note

- Anchor Paper (Launch Properties, LLC) finished construction at the end of summer 2019.
- Calda Donna, LLC has begun construction of a 4-acre lot.

Past/Current Development Agreements

- Launch Properties, LLC 07/24/2018
- Calda Donna, LLC 10/26/2021
- Oppidan, Inc. 01/24/2023

Increment Dollars per Acre = \$224,610

Amendments

*Base value comes from the Wisconsin Department of Revenue Bureau of Equalization

Tax Increment District No. 14

TID Information and Timeline

- Created 09/25/2018
- Maximum Expenditure Period 09/25/2040 (22 years)
- Maximum life 09/25/2045 (27 years)
- TID No. 14 is declared/classified as a "Blight" district. These types of TID's may be created if 50% or more of the proposed district's area is "blighted," in need of rehabilitation or conservation work, or suitable for industrial sites or mixed-use developments.

District Value at Creation 2018 (\$)	\$73,100*
Development Since Creation (\$)	\$9,991,200
Total District Value as of July 2025 (\$)	\$10,064,300
Value Increase Since Creation (%)	13,668%

History

- TID 14 is a development project that will accommodate a multistory senior housing project, along with additional market rate housing next to City Hall.

TID Area (around 4.51 acres)



Projects of Note

- City Station is a Gerrard Corporation (P P & G II, LLC) development that has 24 market rate rental units.
- The Depot is a Gerrard Corporation Development that has 50 units of affordable housing for residents 55 years of age and older.

Past/Current Development Agreements

- P P & G II, LLC (for both 03/12/2019 the City Station and Depot Projects)

Increment Dollars per Acre = \$2,231,552

Amendments

*Base value comes from the Wisconsin Department of Revenue Bureau of Equalization

Tax Increment District No. 15

TID Information and Timeline

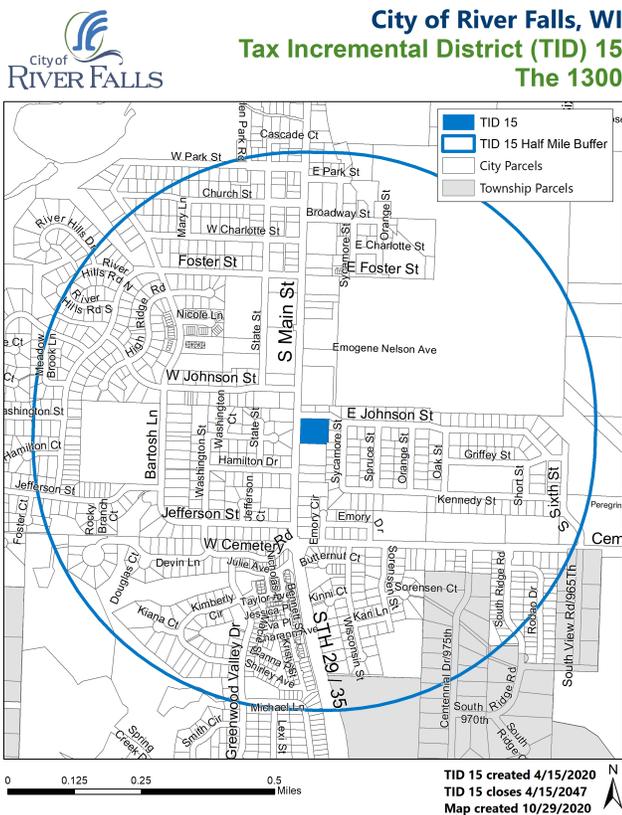
- Created 03/24/2020
- Maximum Expenditure Period 03/24/2042 (22 years)
- Maximum life 03/24/2047 (27 years)
- TID No. 15 is declared/classified as a "Blight" district. These types of TID's may be created if 50% or more of the proposed district's area is "blighted," in need of rehabilitation or conservation work, or suitable for industrial sites or mixed-use developments.

District Value at Creation 2020 (\$)	\$245,200*
Development Since Creation (\$)	\$2,576,900
Total District Value as of July 2025 (\$)	\$2,822,100
Value Increase Since Creation (%)	1,051%

History

- TID 15 is a development project that will accommodate a multistory market rate and affordable housing project from the Gerrard Corporation.

TID Area (around 1.6 acres)



Projects of Note

- 1300 S. Main is a Gerrard Corporation (1300, LLC) development that has 50 market rate and affordable rental units.

Past/Current Development Agreements

- 1300, LLC 11/26/2019

Increment Dollars per Acre = \$1,763,812

Amendments

*Base value comes from the Wisconsin Department of Revenue Bureau of Equalization

Tax Increment District No. 16

TID Information and Timeline

- Created 08/25/2020
- Maximum Expenditure Period 08/25/2035 (15 years)
- Maximum life 08/25/2040 (20 years)
- TID No. 16 is declared/classified as a "Mixed-use" district. These types of TID's may contain a combination of industrial, commercial, and residential use, expect that lands proposed for newly-platted residential use may not exceed 35% of the area of real property within the district.

District Value at Creation 2020 (\$)	\$3,600
Development Since Creation (\$)	\$13,740,700
Total District Value as of July 2025 (\$)	\$13,744,300
Value Increase Since Creation (%)	381,686%

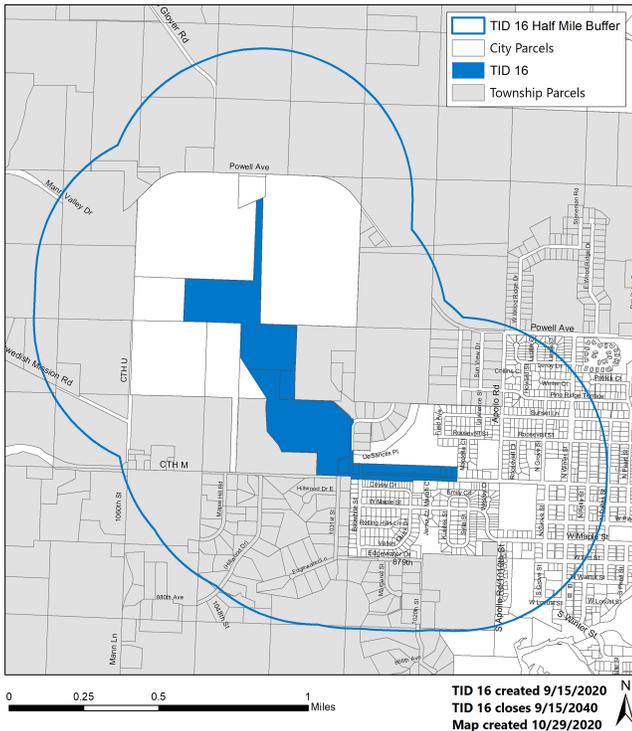
History

- TID 16 is a combination of a development project that will accommodate four 21 unit townhomes near DeSanctis Park and future development in Mann Valley.

TID Area (94.7 acres)



City of River Falls, WI Tax Incremental District (TID) 16 Milltown Residences



Projects of Note

- Three Sixty Real Estate Solutions, LLC (operating as 1 RF, LLC) has opened four 21-unit townhomes.

Past/Current Development Agreements

- 1 RF, LLC 08/25/2020

Increment Dollars per Acre = \$145,135

Amendments

*Base value comes from the Wisconsin Department of Revenue Bureau of Equalization

Tax Increment District No. 17

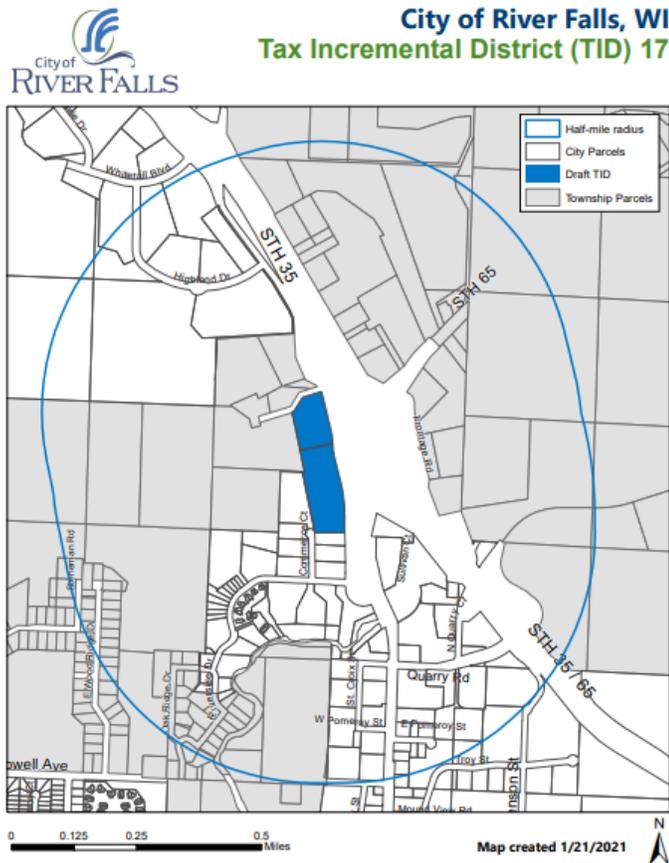
TID Information and Timeline

- Created 03/23/2021
- Maximum Expenditure Period 03/23/2043 (22 years)
- Maximum life 03/23/2049 (27 years)
- TID No. 17 is declared/classified as a "Blight" district. These types of TID's may be created if 50% or more of the proposed district's area is "blighted," in need of rehabilitation or conservation work, or suitable for industrial sites or mixed-use developments.

District Value at Creation 2021 (\$)	\$2,498,400*
Development Since Creation (\$)	\$13,028,600
Total District Value as of July 2025 (\$)	\$15,527,000
Value Increase Since Creation (%)	521%

History

TID Area (11.78 acres)



Projects of Note

- Tattersall Distilling (River Falls Holdings, LLC) opened in December 2021.

Past/Current Development Agreements

- | | |
|-----------------------------|------------|
| • River Falls Holdings, LLC | 03/23/2021 |
| • LB River Falls, LLC | 01/25/2022 |
| • FAO River Falls, LLC | 11/22/2022 |

Amendments

Increment Dollars per Acre = \$1,318,081

Tax Increment District No. 18

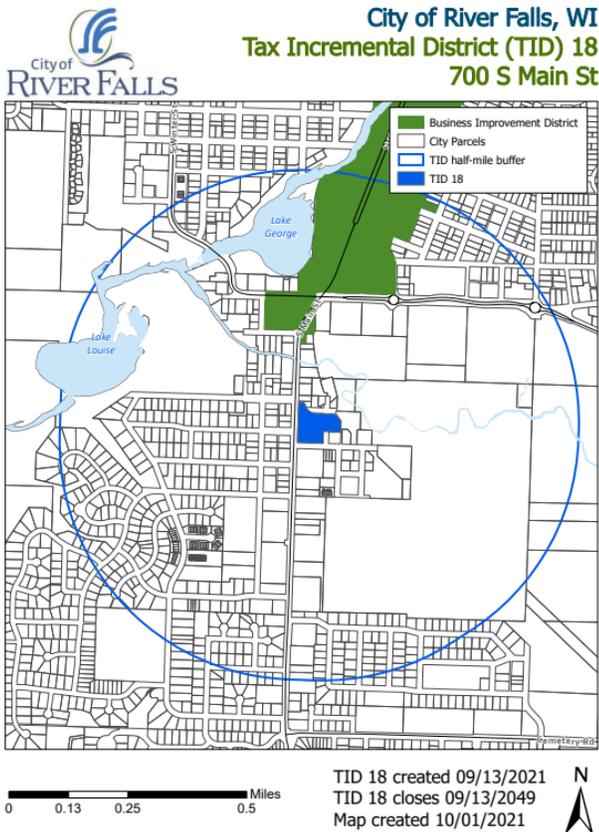
TID Information and Timeline

- Created 08/24/2021
- Maximum Expenditure Period 08/24/2043 (22 years)
- Maximum life 08/24/2048 (27 years)
- TID No. 18 is declared/classified as a "Blight" district. These types of TID's may be created if 50% or more of the proposed district's area is "blighted," in need of rehabilitation or conservation work, or suitable for industrial sites or mixed-use developments.

District Value at Creation 2021 (\$)	\$538,400*
Development Since Creation (\$)	\$13,375,500
Total District Value as of July 2025 (\$)	\$13,913,900
Value Increase Since Creation (%)	2,484%

History

TID Area (3.24 acres)



Projects of Note

- Construction for The Sycamore of River Falls, a 84-unit senior and independent living facility with assisted living and memory care as well as four 55+ independent living patio townhomes are under construction.

Past/Current Development Agreements

- River Falls QOZB, LLC 08/24/2022

Amendments

Increment Dollars per Acre = \$4,294,413

Tax Increment District No. 19

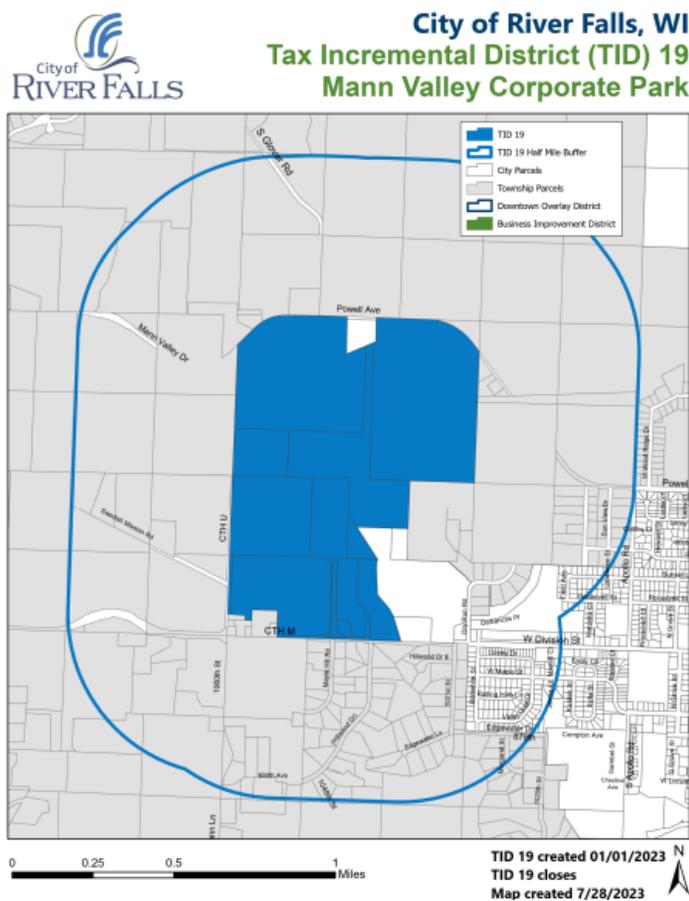
TID Information and Timeline

- Created 05/23/2023
- Maximum Expenditure Period 05/23/2038 (15 years)
- Maximum life 05/23/2043 (20 years)
- TID No. 19 is declared/classified as a "Mixed-use" district. These types of TID's may contain a combination of industrial, commercial, and residential use, expect that lands proposed for newly-platted residential use may not exceed 35% of the area of real property within the district.

District Value at Creation 2023 (\$)	\$12,700*
Development Since Creation (\$)	\$-
Total District Value as of July 2025 (\$)	\$-
Value Increase Since Creation (%)	-

History

TID Area (380 acres)



Projects of Note

Past/Current Development Agreements

Amendments

Increment Dollars per Acre = \$0