HOUSING & REDEVELOPMENT AUTHORITY REGULAR MEETING

November 03, 2022
7:00 PM
Fridley Civic Center - 7071 University Avenue N.E.

AGENDA

Call to Order

Roll Call

Action Items

1. Approval of Expenditures from September and October, 2022
2. Approval of the Minutes from the HRA Meeting of September 1, 2022
3. Approval of 2023 Budget for the Housing and Redevelopment Authority
4. Approval of 2023 Housing Grant Programs
5. Insulation Rebate Pilot Program Extension
6. Approval of 2023 Meeting Dates for the Housing and Redevelopment Authority

Informational Items

7. Update on Housing Programs

Adjournment

AGENDA REPORT

Meeting Date: November 3, 2022 **Meeting Type:** Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of Expenditures

Background

Recommendation

Staff recommends the HRA approve the expenditures for the period August 28 through October 28, 2022.

Attachments and Other Resources

- Check Reports

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

City of Fridley, MN

Check Report

By Check Number

Date Range: 08/26/2022 - 09/29/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-HRA-APBNK-HRA						
HRA-481	BROEFFLE, EMILY	09/14/2022	Regular	0.00	500.00	30848
hra-311	CENTER FOR ENERGY & ENVIRONMENT (CEE)	09/14/2022	Regular	0.00	134,274.00	30849
HRA-478	COTTEW, JOSEPH	09/14/2022	Regular	0.00	500.00	30850
HRA-487	DUNTLEY, SUSAN	09/14/2022	Regular	0.00	3,564.00	30851
HRA-484	ENGEL, GREGORY	09/14/2022	Regular	0.00	4,475.04	30852
HRA-477	HAMILTON, IAN	09/14/2022	Regular	0.00	500.00	30853
HRA-480	HARBAUGH, JASON	09/14/2022	Regular	0.00	500.00	30854
HRA-479	HEDMAN, CHERYL	09/14/2022	Regular	0.00	500.00	30855
HRA-483	HUPP, THOMAS	09/14/2022	Regular	0.00	2,121.05	30856
hra-1113	MONROE MOXNESS BERG PA	09/14/2022	Regular	0.00	11,867.00	30857
HRA-485	NOLIN, VINCENT	09/14/2022	Regular	0.00	2,138.75	30858
HRA-2653	NORTH STATE ADVISERS & ASSOCIATES	09/14/2022	Regular	0.00	2,000.00	30859
hra-1601	PASSAU LANDCARE INC	09/14/2022	Regular	0.00	1,380.00	30860
hra-1703	QUICKSILVER EXPRESS COURIER	09/14/2022	Regular	0.00	60.52	30861
HRA-482	SPIKES, DONNA	09/14/2022	Regular	0.00	500.00	30862
HRA-486	THAO, NOU QUITO	09/14/2022	Regular	0.00	500.00	30863

Bank Code APBNK-HRA Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	22	16	0.00	165,380.36
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	22	**16**	**0.00**	**165,380.36**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	22	16	0.00	165,380.36
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	22	**16**	**0.00**	**165,380.36**

Fund Summary

Fund	Name	Period	Amount
099	Pooled Cash - HRA	9/2022	165,380.36
			165,380.36

City of Fridley, MN

Council Claims Report

By Fund

Payment Dates 10/1/2022 - 10/27/2022

Payment Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Fund: 001 - HRA - General Fund							
Division: 000 - HRA - nondepartmental							
Vendor: hra-203 - BOLIN, PAUL							
30865	10/13/2022	2022106 - 35682	MILEAGE REIMB-DULUTH MN...	001-0000-632110	HRA-Gen.Fund / Transportation	10/13/2022	173.76
30865	10/13/2022	2022106 - 35682	MEAL REIMB-DULUTH MNAPA...	001-0000-632120	HRA-Gen.Fund / Conferences ...	10/13/2022	22.23
					Vendor hra-203 - BOLIN, PAUL Total:		**195.99**
Vendor: HRA-2635 - BOLTON & MENK							
30866	10/13/2022	0297575	UNIV AVE SERVICE TRAIL	001-0000-631100	HRA-Gen.Fund / Services-Prof...	10/13/2022	3,604.50
					Vendor HRA-2635 - BOLTON & MENK Total:		**3,604.50**
Vendor: hra-1601 - PASSAU LANDCARE INC							
30871	10/13/2022	104005	MOWING	001-0000-635100	HRA-Gen.Fund / Services Cont...	10/13/2022	235.00
30871	10/13/2022	104005	MOWING 1314/58 MISSISSIPPI...	001-0000-635100	HRA-Gen.Fund / Services Cont...	10/13/2022	225.00
30871	10/13/2022	104089	MOWING	001-0000-635100	HRA-Gen.Fund / Services Cont...	10/13/2022	235.00
30871	10/13/2022	104089	MOWING 1314/58 MISSISSIPPI...	001-0000-635100	HRA-Gen.Fund / Services Cont...	10/13/2022	225.00
					Vendor hra-1601 - PASSAU LANDCARE INC Total:		**920.00**
					Division 000 - HRA - nondepartmental Total:		**4,720.49**
					Fund 001 - HRA - General Fund Total:		**4,720.49**
Fund: 020 - Housing Program Fund							
Vendor: hra-311 - CENTER FOR ENERGY & ENVIRONMENT (CEE)							
30867	10/13/2022	21518	MULTI FAM CLOSED END - HEI...	020-121200	Mortgage Receivable	10/13/2022	17,847.00
30867	10/13/2022	21518	CLOSED END LOAN - STORIA	020-121200	Mortgage Receivable	10/13/2022	21,950.00
30867	10/13/2022	21518	CLOSED END LOAN - WILLIAMS	020-121200	Mortgage Receivable	10/13/2022	27,976.00
30867	10/13/2022	21518	CLOSED END LOAN - BOWLSBY	020-121200	Mortgage Receivable	10/13/2022	29,443.20
30867	10/13/2022	21518	CLOSED END LOAN - ANDERBE...	020-121200	Mortgage Receivable	10/13/2022	7,560.00
30867	10/13/2022	21518	CLOSED END LOAN - TANNER	020-121200	Mortgage Receivable	10/13/2022	15,600.00
					Vendor hra-311 - CENTER FOR ENERGY & ENVIRONMENT (CEE) Total:		**120,376.20**
							120,376.20
Division: 000 - HRA - nondepartmental							
Vendor: HRA-493 - BOGGS, STEPHEN							
30864	10/13/2022	2022103 - 35530	FRONT DOOR GRANT - BOGGS	020-0000-750100	HRA-Housing Prog / Developer...	10/13/2022	5,000.00
					Vendor HRA-493 - BOGGS, STEPHEN Total:		**5,000.00**
Vendor: hra-311 - CENTER FOR ENERGY & ENVIRONMENT (CEE)							
30867	10/13/2022	21518	PII ADMIN FEES	020-0000-635100	HRA-Housing Prog / Services C...	10/13/2022	500.00
30867	10/13/2022	21518	PII #2 ADMIN FEES	020-0000-635100	HRA-Housing Prog / Services C...	10/13/2022	100.00
30867	10/13/2022	21518	RAV ADMIN FEES	020-0000-635100	HRA-Housing Prog / Services C...	10/13/2022	1,125.00

Payment Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
30867	10/13/2022	21518	ORIGINATION FEES	020-0000-635100	HRA-Housing Prog / Services C...	10/13/2022	3,300.00
30867	10/13/2022	21518	NEW CONTRACT SET UP FEE	020-0000-635100	HRA-Housing Prog / Services C...	10/13/2022	1,000.00
					Vendor hra-311 - CENTER FOR ENERGY & ENVIRONMENT (CEE) Total:		**6,025.00**
Vendor: HRA-496 - FINCH, TERRI							
30875	10/18/2022	20221011 - 35777	PAINT REBATE - FINCH	020-0000-750100	HRA-Housing Prog / Developer...	10/18/2022	500.00
					Vendor HRA-496 - FINCH, TERRI Total:		**500.00**
Vendor: HRA-498 - GWIAZDON, MITCHELL							
30879	10/19/2022	20221018 - 35897	PAINT REBATE - GWIAZDON	020-0000-750100	HRA-Housing Prog / Developer...	10/19/2022	500.00
					Vendor HRA-498 - GWIAZDON, MITCHELL Total:		**500.00**
Vendor: HRA-489 - HINRICHS, JACOB							
30868	10/13/2022	2022929 - 35481	PAINT REBATE - HINRICHS	020-0000-750100	HRA-Housing Prog / Developer...	10/13/2022	500.00
					Vendor HRA-489 - HINRICHS, JACOB Total:		**500.00**
Vendor: HRA-495 - JASPERS-LOWERY, JOSEPHINE							
30876	10/18/2022	20221011 - 35778	PAINT REBATE - JASPERS LOW...	020-0000-750100	HRA-Housing Prog / Developer...	10/18/2022	500.00
					Vendor HRA-495 - JASPERS-LOWERY, JOSEPHINE Total:		**500.00**
Vendor: HRA-494 - MATTHIAE, MICHELLE							
30877	10/18/2022	20221011 - 35781	PAINT REBATE - MATTHIAE	020-0000-750100	HRA-Housing Prog / Developer...	10/18/2022	500.00
					Vendor HRA-494 - MATTHIAE, MICHELLE Total:		**500.00**
Vendor: HRA-491 - MOTLEY, RONALD							
30869	10/13/2022	2022929 - 35484	FRONT DOOR GRANT - MOTELY	020-0000-750100	HRA-Housing Prog / Developer...	10/13/2022	4,216.00
					Vendor HRA-491 - MOTLEY, RONALD Total:		**4,216.00**
Vendor: HRA-490 - RAI, RAJEEV							
30872	10/13/2022	2022929 - 35483	FRONT DOOR GRANT - RAI	020-0000-750100	HRA-Housing Prog / Developer...	10/13/2022	2,770.24
					Vendor HRA-490 - RAI, RAJEEV Total:		**2,770.24**
Vendor: HRA-492 - RIEBE, EUGENE							
30873	10/13/2022	2022103 - 35529	FRONT DOOR GRANT - RIEBE	020-0000-750100	HRA-Housing Prog / Developer...	10/13/2022	5,000.00
					Vendor HRA-492 - RIEBE, EUGENE Total:		**5,000.00**
Vendor: HRA-499 - RYD, CRAIG							
30880	10/19/2022	20221018 - 35896	FRONT DOOR GRANT - RYD	020-0000-750100	HRA-Housing Prog / Developer...	10/19/2022	5,000.00
					Vendor HRA-499 - RYD, CRAIG Total:		**5,000.00**
Vendor: HRA-497 - SCHERMER, EUGENE							
30878	10/18/2022	20221014 - 35842	FRONT DOOR GRANT - SCHER...	020-0000-750100	HRA-Housing Prog / Developer...	10/18/2022	5,000.00
					Vendor HRA-497 - SCHERMER, EUGENE Total:		**5,000.00**
Vendor: HRA-488 - WENDLING, HEIDI							
30874	10/13/2022	2022929 - 35467	FRONT DOOR GRANT - WENDL...	020-0000-750100	HRA-Housing Prog / Developer...	10/13/2022	5,000.00
					Vendor HRA-488 - WENDLING, HEIDI Total:		**5,000.00**
					Division 000 - HRA - nondepartmental Total:		**40,511.24**
					Fund 020 - Housing Program Fund Total:		**160,887.44**

Payment Number	Payment Date	Payable Number	Description (Item)	Account Number	Account Name	Post Date	Amount
Fund: 048 - TIF #12 - Mc Glynn's KEEP (done 2019)							
Division: 000 - HRA - nondepartmental							
Vendor: HRA-2653 - NORTH STATE ADVISERS & ASSOCIATES							
30870	10/13/2022	5411	57TH BRIDGE CONSULTING - ...	048-0000-750100	HRA 12-McGlynn's / Developer..	10/13/2022	2,000.00
					Vendor HRA-2653 - NORTH STATE ADVISERS & ASSOCIATES Total:		**2,000.00**
					Division 000 - HRA - nondepartmental Total:		**2,000.00**
					Fund 048 - TIF #12 - Mc Glynn's KEEP (done 2019) Total:		**2,000.00**
					Grand Total:		**167,607.93**

Report Summary

Fund Summary

Fund		Payment Amount
001 - HRA - General Fund		4,720.49
020 - Housing Program Fund		160,887.44
048 - TIF #12 - Mc Glynn's KEEP (done 2019)		2,000.00
	Grand Total:	**167,607.93**

Account Summary

Account Number	Account Name	Payment Amount
001-0000-631100	HRA-Gen.Fund / Services-...	3,604.50
001-0000-632110	HRA-Gen.Fund / Transpor...	173.76
001-0000-632120	HRA-Gen.Fund / Conferen...	22.23
001-0000-635100	HRA-Gen.Fund / Services ...	920.00
020-0000-635100	HRA-Housing Prog / Servi...	6,025.00
020-0000-750100	HRA-Housing Prog / Devel...	34,486.24
020-121200	Mortgage Receivable	120,376.20
048-0000-750100	HRA 12-McGlynn's / Deve...	2,000.00
	Grand Total:	**167,607.93**

Project Account Summary

Project Account Key		Payment Amount
None		161,778.43
05712		2,000.00
061		225.00
643101		3,604.50
	Grand Total:	**167,607.93**

AGENDA REPORT

Meeting Date: November 3, 2022 **Meeting Type:** Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of the Minutes from the HRA Meeting of September 1, 2022

Background

Recommendation

Staff recommends the HRA approve the minutes from the HRA meeting of September 1, 2022.

Attachments and Other Resources

- HRA Minutes – September 1, 2022

HOUSING AND REDEVELOPMENT AUTHORITY

September 1, 2022
7:00 PM
Fridley Civic Campus, 7071 University Avenue N.E.

MINUTES

CALL TO ORDER

Chairperson Showalter called the Housing and Redevelopment Authority meeting to order at 7:00 p.m.

PRESENT

Elizabeth Showalter
Gordon Backlund
Kyle Mulrooney
Troy Brueggemeier
Paul Bolin, HRA Assistant Executive Director
Vickie Johnson, Development Consultant

ACTION ITEMS

1. Approval of Expenditures

Motion by Commissioner Backlund to approve the expenditures. Seconded by Commissioner Mulrooney.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR SHOWALTER DECLARED THE MOTION CARRIED UNANIMOUSLY.

2. Approval July 7, 2022, Meeting Minutes

Motion by Commissioner Brueggemeier to approve the meeting minutes of July 7, 2022 as presented. Seconded by Commissioner Backlund.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR SHOWALTER DECLARED THE MOTION CARRIED UNANIMOUSLY.

3. Approval of HRA Tax Levy for Taxes Payable in 2023

Mr. Bolin provided a presentation on the proposed 2023 HRA levy which is equal to .0185 percent of the estimated market value. He stated that in 2023 the levy would allow the HRA to collect $633,571. He stated that there is a draft resolution which staff recommends adopting tonight and noted that this will go forward to the City Council for consideration on September 26th and certified to the County by September 30th.

Motion by Commissioner Backlund to approve Resolution No. 2022-05 Adopting a 2022 Tax Levy Collectible in 2023. Seconded by Commissioner Mulrooney.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR SHOWALTER DECLARED THE MOTION CARRIED UNANIMOUSLY.

4. Adopt HRA Resolution No. 2022-06 Approving Funding for Installation of Trees at 61st and University Avenue Parklet

Mr. Bolin provided background information on the site located at 61st and University Avenue which was acquired by the City through tax forfeiture. He displayed the preferred concept for the 61st Avenue parklet and reviewed the details of the different elements within the concept. He provided details on the proposed tree installation which could occur during fall of 2022 and spring of 2023. He stated that staff recommends approval of the draft resolution.

The Commissioners asked for clarification on the stockpiled dirt the City would use, whether the City would retain ownership, and the height and diameter of the trees. Mr. Bolin provided details on the soil that would be used and confirmed the City would retain ownership. He clarified that the trees would be 12 to 15 feet at the time of installation and estimated a diameter of at least eight inches.

Motion by Commissioner Backlund to adopt Resolution No. 2022-06 Approving Funding for Installation of Trees at 61st and University Avenue Parklet. Seconded by Commissioner Mulrooney.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIR SHOWALTER DECLARED THE MOTION CARRIED UNANIMOUSLY.

<u>INFORMATIONAL ITEMS</u>

5. Update on Housing Programs

Mr. Bolin provided a summary of the HRA loan program during August and year to date. He also reviewed the August and year to date data for the HRA grant programs.

<u>ADJOURNMENT</u>

MOTION by Commissioner Mulrooney to adjourn the meeting. Seconded by Commissioner Brueggemeier.

UPON A VOICE VOTE, ALL VOTING AYE, CHAIRPERSON SHOWALTER DECLARED THE MOTION CARRIED AND THE MEETING ADJOURNED AT 7:19 P.M.

Respectfully submitted,

Amanda Staple
Recording Secretary

City of Fridley

AGENDA REPORT

Meeting Date: November 3, 2022 **Meeting Type:** Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director
Joe Starks, Director of Finance/City Treasurer

Title

Proposed 2023 Budget

Background

Staff will present the Proposed 2023 Budget for the Authority to review and approve. The proposed budget includes the General Fund, Housing Loan Program Fund and the various TIF Funds. The General Fund covers the bulk of the administrative and overhead costs of the Authority. It is also used to provide internal loans for development projects. The Housing Loan Program Fund covers the housing related programs and services (e.g., CEE programs). The budgets for TIF Funds are largely driven from the cash flow projections presented at last November's HRA work session.

Recommendation

Staff recommend the approval of the 2023 HRA Budget

Attachments and Other Resources

- Proposed 2023 HRA Budget Presentation
- Proposed 2023 HRA Budget
- Proposed 2023 HRA General Fund Budget
- HRA Cash Flow Report

PROPOSED 2023 BUDGET

Prepared for the Fridley Housing and Redevelopment Authority

November 3, 2022

- As part of the annual budget process, Housing and Redevelopment Authority (HRA) staff prepare a proposed budget for review by the HRA.
- Generally, the Proposed 2023 Budget reflects past actions of the HRA, including current agreements, existing programs, past actions, and approved or pending Tax Increment Financing (TIF) Plans.
- Following the review of the Proposed 2023 Budget, HRA Commissioners shall consider formally approving the 2023 HRA Budget.

PROPOSED 2023 BUDGET

- Generally, the budget for the HRA contains three major components:
  1. The General Fund;
  2. The Housing Loan Program Fund; and
  3. The TIF District Funds.

- The cash flow projections, as reviewed at last year's November 4th Work Session, are a significant information source for the formation of the annual budget.

PROPOSED 2023 BUDGET

- For the Proposed 2023 Budget (General Fund), significant modifications include, but are not limited to:
  - $34,000 increase in the Property Tax Levy
  - $100,000 increase in the Sale of Misc. Property
    - Anticipation of sale of 2 lots
  - $120,000 decrease in Miscellaneous Revenues
    - Less TIF admin. charges as to not exceed 10%

PROPOSED 2023 BUDGET, REVENUES

Account Descriptions	2020 Actual	2021 Actual	2022 Budget	2023 Proposed
Tax Levy (Current & Delinquent)	527,366	564,490	599,600	633,600
Development Grants	14,769	-	-	-
Interest on Investment Earnings	64,031	-48,455	43,500	45,000
Other Reimbursements	12,696	-	-	-
Loan interest	267,094	679,088	341,400	383,000
Sale of Misc. Property	2,174,528	145,283	-	100,000
Transfer from Other Funds	-	1,765,597	-	-
Miscellaneous	387,806	434,690	430,000	310,000
Total Revenues	**3,448,290**	**3,540,693**	**1,414,500**	**1,471,600**

GENERAL FUND, REVENUE DETAIL

- For the Proposed 2023 Budget (General Fund), significant modifications include, but are not limited to:
  - HRA Assistant Executive Director budgeted for within City General Fund/ Planning and charged back to HRA
    - Removal of wages/benefits budget in HRA and increase to admin. Charges for chargeback from Planning
  - 5.0% increase in professional and contractual services for inflation;

PROPOSED 2023 BUDGET, EXPENDITURES

Account Descriptions	2020 Actual	2021 Actual	2022 Budget	2023 Proposed
Salaries and Benefits	172,511	159,818	183,600	-
Materials and Supplies	383	17	300	300
Professional Services	448,827	398,372	471,900	519,800
Miscellaneous	542	1,764	1,500	6,500
Redevelopment Expense	-	382,585	-	
Developer Assistance	14,769	10,810	1,000,000	1,000,000
Debt Service	19,520	19,020	20,000	20,000
Total Expenditures	**656,552**	**972,386**	**1,677,300**	**1,545,600**

GENERAL FUND, EXPENDITURE DETAIL

- In addition to the General Fund budget modifications, staff also assumed the following:
  - TIF District revenue/expenditures in accordance with cash flow projections from last year's November 4th Work Session

PROPOSED 2023 BUDGET, OTHER CHANGES

- Staff Recommendation: Approve 2023 HRA Budget as presented.

NEXT STEPS?

THANK YOU! QUESTIONS?

City of Fridley, MN

Budget Worksheet

Group Summary

For Fiscal: 2022 Period Ending: 12/31/2022

ExpProgram;RevProgra...	2020 Total Budget	2020 YTD Activity	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	Defined Budgets 2023 2023 Proposed
Fund: 001 - HRA - General Fund							
SubDivision: 0000 - HRA - nondepartmental							
Revenue							
41 - Taxes	528,164.00	527,366.19	564,099.00	564,490.08	599,600.00	312,419.41	633,600.00
44 - Intergovernmental	0.00	14,769.06	0.00	0.00	0.00	0.00	0.00
47 - Miscellaneous	1,500,100.00	2,906,155.52	1,498,480.00	1,210,605.60	814,900.00	79,624.58	838,000.00
49 - Other Financing Sources	0.00	0.00	0.00	1,765,596.94	0.00	0.00	0.00
Revenue Total:	**2,028,264.00**	**3,448,290.77**	**2,062,579.00**	**3,540,692.62**	**1,414,500.00**	**392,043.99**	**1,471,600.00**
Expense							
61 - Personnel Services	157,200.00	172,510.88	177,000.00	159,818.18	183,600.00	1,278.94	0.00
62 - Supplies	250.00	382.92	247.50	16.77	300.00	0.00	300.00
63 - Other Services & Charges	397,200.00	449,369.67	417,035.00	782,720.72	473,400.00	542,307.03	525,300.00
70 - Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
75 - Developer Assistance	0.00	14,769.06	1,000,000.00	10,810.00	1,000,000.00	840.50	1,000,000.00
80 - Debt Service	0.00	19,519.76	19,020.00	19,020.31	20,000.00	0.00	20,000.00
99 - Other Financing Uses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expense Total:	**554,650.00**	**656,552.29**	**1,613,302.50**	**972,385.98**	**1,677,300.00**	**544,426.47**	**1,545,600.00**
SubDivision: 0000 - HRA - nondepartmental Surplus (Deficit):	**1,473,614.00**	**2,791,738.48**	**449,276.50**	**2,568,306.64**	**-262,800.00**	**-152,382.48**	**-74,000.00**
Fund: 001 - HRA - General Fund Surplus (Deficit):	**1,473,614.00**	**2,791,738.48**	**449,276.50**	**2,568,306.64**	**-262,800.00**	**-152,382.48**	**-74,000.00**
Fund: 020 - Housing Program Fund							
SubDivision: 0000 - HRA - nondepartmental							
Revenue							
44 - Intergovernmental	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47 - Miscellaneous	0.00	60,270.50	56,970.00	18,317.11	48,200.00	27,349.31	50,200.00
49 - Other Financing Sources	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Total:	**0.00**	**60,270.50**	**56,970.00**	**18,317.11**	**48,200.00**	**27,349.31**	**50,200.00**
Expense							
62 - Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
63 - Other Services & Charges	0.00	26,687.92	28,700.00	66,946.00	26,700.00	46,565.84	39,000.00
75 - Developer Assistance	0.00	0.00	200,000.00	116,362.63	165,000.00	136,017.62	165,000.00

ExpProgram;RevProgra…	2020 Total Budget	2020 YTD Activity	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	Defined Budgets 2023 2023 Proposed
99 - Other Financing Uses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expense Total:	**0.00**	**26,687.92**	**228,700.00**	**183,308.63**	**191,700.00**	**182,583.46**	**204,000.00**
SubDivision: 0000 - HRA - nondepartmental Surplus (Deficit):	**0.00**	**33,582.58**	**-171,730.00**	**-164,991.52**	**-143,500.00**	**-155,234.15**	**-153,800.00**
Fund: 020 - Housing Program Fund Surplus (Deficit):	**0.00**	**33,582.58**	**-171,730.00**	**-164,991.52**	**-143,500.00**	**-155,234.15**	**-153,800.00**
Fund: 045 - TIF #6 - Lake Pointe-Medtronic							
SubDivision: 0000 - HRA - nondepartmental							
Revenue							
41 - Taxes	0.00	565,163.22	584,860.00	601,473.78	617,300.00	292,933.82	617,300.00
47 - Miscellaneous	0.00	1,066.76	1,470.00	-406.00	100.00	0.00	0.00
49 - Other Financing Sources	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Total:	**0.00**	**566,229.98**	**586,330.00**	**601,067.78**	**617,400.00**	**292,933.82**	**617,300.00**
Expense							
63 - Other Services & Charges	0.00	30,324.11	29,240.00	28,428.38	30,000.00	5,234.20	12,300.00
75 - Developer Assistance	0.00	506,815.78	526,370.00	541,326.40	555,500.00	263,640.44	555,500.00
Expense Total:	**0.00**	**537,139.89**	**555,610.00**	**569,754.78**	**585,500.00**	**268,874.64**	**567,800.00**
SubDivision: 0000 - HRA - nondepartmental Surplus (Deficit):	**0.00**	**29,090.09**	**30,720.00**	**31,313.00**	**31,900.00**	**24,059.18**	**49,500.00**
Fund: 045 - TIF #6 - Lake Pointe-Medtronic Surplus (Deficit):	**0.00**	**29,090.09**	**30,720.00**	**31,313.00**	**31,900.00**	**24,059.18**	**49,500.00**
Fund: 051 - TIF #17 - Gateway East							
SubDivision: 0000 - HRA - nondepartmental							
Revenue							
41 - Taxes	0.00	41,565.63	47,930.00	48,158.43	48,000.00	26,470.25	47,900.00
47 - Miscellaneous	0.00	461.77	130.00	-343.58	200.00	141.24	0.00
49 - Other Financing Sources	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Total:	**0.00**	**42,027.40**	**48,060.00**	**47,814.85**	**48,200.00**	**26,611.49**	**47,900.00**
Expense							
63 - Other Services & Charges	0.00	184.07	0.00	983.19	0.00	993.50	0.00
Expense Total:	**0.00**	**184.07**	**0.00**	**983.19**	**0.00**	**993.50**	**0.00**
SubDivision: 0000 - HRA - nondepartmental Surplus (Deficit):	**0.00**	**41,843.33**	**48,060.00**	**46,831.66**	**48,200.00**	**25,617.99**	**47,900.00**
Fund: 051 - TIF #17 - Gateway East Surplus (Deficit):	**0.00**	**41,843.33**	**48,060.00**	**46,831.66**	**48,200.00**	**25,617.99**	**47,900.00**
Fund: 052 - TIF #18 - Gateway West							
SubDivision: 0000 - HRA - nondepartmental							
Revenue							
41 - Taxes	0.00	36,771.92	38,680.00	38,973.76	39,000.00	20,510.96	39,000.00
47 - Miscellaneous	0.00	182.30	30.00	-139.79	100.00	59.29	0.00
49 - Other Financing Sources	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Total:	**0.00**	**36,954.22**	**38,710.00**	**38,833.97**	**39,100.00**	**20,570.25**	**39,000.00**
Expense							
62 - Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00

ExpProgram;RevProgra...	2020 Total Budget	2020 YTD Activity	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	Defined Budgets 2023 2023 Proposed
63 - Other Services & Charges	0.00	154.52	0.00	717.99	0.00	730.85	0.00
Expense Total:	**0.00**	**154.52**	**0.00**	**717.99**	**0.00**	**730.85**	**0.00**
SubDivision: 0000 - HRA - nondepartmental Surplus (Deficit):	**0.00**	**36,799.70**	**38,710.00**	**38,115.98**	**39,100.00**	**19,839.40**	**39,000.00**
Fund: 052 - TIF #18 - Gateway West Surplus (Deficit):	**0.00**	**36,799.70**	**38,710.00**	**38,115.98**	**39,100.00**	**19,839.40**	**39,000.00**
Fund: 053 - TIF #19 - Main Street							
SubDivision: 0000 - HRA - nondepartmental							
Revenue							
41 - Taxes	0.00	146,704.14	0.00	151,022.51	141,300.00	70,631.74	141,300.00
47 - Miscellaneous	0.00	67.97	330.00	0.00	300.00	0.00	0.00
49 - Other Financing Sources	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Total:	**0.00**	**146,772.11**	**330.00**	**151,022.51**	**141,600.00**	**70,631.74**	**141,300.00**
Expense							
63 - Other Services & Charges	0.00	11,986.38	0.00	16,732.50	14,100.00	468.20	14,100.00
75 - Developer Assistance	0.00	131,558.40	0.00	135,920.26	127,100.00	63,568.57	127,100.00
Expense Total:	**0.00**	**143,544.78**	**0.00**	**152,652.76**	**141,200.00**	**64,036.77**	**141,200.00**
SubDivision: 0000 - HRA - nondepartmental Surplus (Deficit):	**0.00**	**3,227.33**	**330.00**	**-1,630.25**	**400.00**	**6,594.97**	**100.00**
Fund: 053 - TIF #19 - Main Street Surplus (Deficit):	**0.00**	**3,227.33**	**330.00**	**-1,630.25**	**400.00**	**6,594.97**	**100.00**
Fund: 054 - TIF #21 - Gateway Northeast							
SubDivision: 0000 - HRA - nondepartmental							
Revenue							
41 - Taxes	0.00	508,333.30	579,040.00	560,277.70	572,200.00	280,561.72	572,200.00
47 - Miscellaneous	0.00	1,881.98	130.00	-1,286.41	200.00	480.49	0.00
49 - Other Financing Sources	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Total:	**0.00**	**510,215.28**	**579,170.00**	**558,991.29**	**572,400.00**	**281,042.21**	**572,200.00**
Expense							
62 - Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
63 - Other Services & Charges	0.00	52,687.76	57,900.00	56,652.16	57,200.00	638.15	57,200.00
80 - Debt Service	0.00	143,112.62	112,480.00	130,837.12	97,800.00	0.00	81,100.00
99 - Other Financing Uses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expense Total:	**0.00**	**195,800.38**	**170,380.00**	**187,489.28**	**155,000.00**	**638.15**	**138,300.00**
SubDivision: 0000 - HRA - nondepartmental Surplus (Deficit):	**0.00**	**314,414.90**	**408,790.00**	**371,502.01**	**417,400.00**	**280,404.06**	**433,900.00**
Fund: 054 - TIF #21 - Gateway Northeast Surplus (Deficit):	**0.00**	**314,414.90**	**408,790.00**	**371,502.01**	**417,400.00**	**280,404.06**	**433,900.00**
Fund: 055 - TIF #20 - BAE Superfund site							
SubDivision: 0000 - HRA - nondepartmental							
Revenue							
41 - Taxes	0.00	2,114,090.80	2,217,960.00	2,281,488.50	2,332,300.00	1,107,710.52	2,332,300.00
47 - Miscellaneous	0.00	0.00	0.00	-1,543.05	7,200.00	1,294.81	1,100.00

ExpProgram;RevProgra...	2020 Total Budget	2020 YTD Activity	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	Defined Budgets 2023 2023 Proposed
49 - Other Financing Sources	0.00	14,962,612.29	0.00	0.00	0.00	0.00	0.00
Revenue Total:	**0.00**	**17,076,703.09**	**2,217,960.00**	**2,279,945.45**	**2,339,500.00**	**1,109,005.33**	**2,333,400.00**
Expense							
63 - Other Services & Charges	0.00	204,279.57	221,800.00	229,208.24	233,200.00	788.15	233,200.00
75 - Developer Assistance	0.00	15,765,892.29	1,166,610.00	0.00	1,131,700.00	0.00	1,135,400.00
99 - Other Financing Uses	0.00	863,673.74	0.00	1,090,037.50	0.00	1,131,662.50	0.00
Expense Total:	**0.00**	**16,833,845.60**	**1,388,410.00**	**1,319,245.74**	**1,364,900.00**	**1,132,450.65**	**1,368,600.00**
SubDivision: 0000 - HRA - nondepartmental Surplus (Deficit):	**0.00**	**242,857.49**	**829,550.00**	**960,699.71**	**974,600.00**	**-23,445.32**	**964,800.00**
Fund: 055 - TIF #20 - BAE Superfund site Surplus (Deficit):	**0.00**	**242,857.49**	**829,550.00**	**960,699.71**	**974,600.00**	**-23,445.32**	**964,800.00**
Fund: 056 - TIF #20 - BAE Hazardous Subdivison							
SubDivision: 0000 - HRA - nondepartmental							
Revenue							
41 - Taxes	0.00	301,019.20	279,640.00	307,679.51	279,600.00	146,011.93	279,600.00
47 - Miscellaneous	0.00	889.99	0.00	-1,085.03	0.00	226.96	0.00
49 - Other Financing Sources	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Total:	**0.00**	**301,909.19**	**279,640.00**	**306,594.48**	**279,600.00**	**146,238.89**	**279,600.00**
Expense							
63 - Other Services & Charges	0.00	30,799.68	27,960.00	31,392.34	28,000.00	638.15	28,000.00
75 - Developer Assistance	0.00	19,863.50	0.00	0.00	0.00	0.00	0.00
80 - Debt Service	0.00	104,462.08	101,840.00	99,368.26	95,600.00	0.00	90,100.00
Expense Total:	**0.00**	**155,125.26**	**129,800.00**	**130,760.60**	**123,600.00**	**638.15**	**118,100.00**
SubDivision: 0000 - HRA - nondepartmental Surplus (Deficit):	**0.00**	**146,783.93**	**149,840.00**	**175,833.88**	**156,000.00**	**145,600.74**	**161,500.00**
Fund: 056 - TIF #20 - BAE Hazardous Subdivison Surplus (Deficit):	**0.00**	**146,783.93**	**149,840.00**	**175,833.88**	**156,000.00**	**145,600.74**	**161,500.00**
Fund: 057 - TIF #22 - Northstar							
SubDivision: 0000 - HRA - nondepartmental							
Revenue							
41 - Taxes	0.00	436,515.76	738,470.00	718,919.43	1,270,900.00	625,519.13	1,270,900.00
47 - Miscellaneous	0.00	7,373.61	9,430.00	-6,156.64	12,600.00	2,825.35	11,000.00
49 - Other Financing Sources	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Total:	**0.00**	**443,889.37**	**747,900.00**	**712,762.79**	**1,283,500.00**	**628,344.48**	**1,281,900.00**
Expense							
63 - Other Services & Charges	0.00	79,121.19	823,850.00	97,710.12	127,100.00	2,479.69	127,100.00
75 - Developer Assistance	0.00	0.00	0.00	0.00	481,400.00	262,256.05	481,400.00
Expense Total:	**0.00**	**79,121.19**	**823,850.00**	**97,710.12**	**608,500.00**	**264,735.74**	**608,500.00**
SubDivision: 0000 - HRA - nondepartmental Surplus (Deficit):	**0.00**	**364,768.18**	**-75,950.00**	**615,052.67**	**675,000.00**	**363,608.74**	**673,400.00**
Fund: 057 - TIF #22 - Northstar Surplus (Deficit):	**0.00**	**364,768.18**	**-75,950.00**	**615,052.67**	**675,000.00**	**363,608.74**	**673,400.00**

ExpProgram;RevProgra…	2020 Total Budget	2020 YTD Activity	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	Defined Budgets 2023 2023 Proposed
Fund: 058 - TIF #23 - Locke Point Park							
SubDivision: 0000 - HRA - nondepartmental							
Revenue							
41 - Taxes	0.00	9,183.54	59,140.00	75,181.68	195,300.00	126,020.22	340,900.00
45 - Charges for Services	0.00	0.00	0.00	0.00	0.00	0.00	0.00
47 - Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	0.00
49 - Other Financing Sources	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Total:	**0.00**	**9,183.54**	**59,140.00**	**75,181.68**	**195,300.00**	**126,020.22**	**340,900.00**
Expense							
62 - Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00
63 - Other Services & Charges	0.00	63,741.18	5,910.00	9,827.36	19,500.00	2,306.75	34,100.00
80 - Debt Service	0.00	19,519.76	148,090.00	448,882.79	148,000.00	0.00	148,200.00
99 - Other Financing Uses	0.00	0.00	0.00	1,765,596.94	0.00	0.00	0.00
Expense Total:	**0.00**	**83,260.94**	**154,000.00**	**2,224,307.09**	**167,500.00**	**2,306.75**	**182,300.00**
SubDivision: 0000 - HRA - nondepartmental Surplus (Deficit):	**0.00**	**-74,077.40**	**-94,860.00**	**-2,149,125.41**	**27,800.00**	**123,713.47**	**158,600.00**
Fund: 058 - TIF #23 - Locke Point Park Surplus (Deficit):	**0.00**	**-74,077.40**	**-94,860.00**	**-2,149,125.41**	**27,800.00**	**123,713.47**	**158,600.00**
Report Surplus (Deficit):	**1,473,614.00**	**3,931,028.61**	**1,612,736.50**	**2,491,908.37**	**1,964,100.00**	**658,376.60**	**2,300,900.00**

Fund Summary

Fund	2020 Total Budget	2020 YTD Activity	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	Defined Budgets 2023 2023 Proposed
001 - HRA - General Fund	1,473,614.00	2,791,738.48	449,276.50	2,568,306.64	-262,800.00	-152,382.48	-74,000.00
020 - Housing Program Fund	0.00	33,582.58	-171,730.00	-164,991.52	-143,500.00	-155,234.15	-153,800.00
045 - TIF #6 - Lake Pointe-Medtronic	0.00	29,090.09	30,720.00	31,313.00	31,900.00	24,059.18	49,500.00
051 - TIF #17 - Gateway East	0.00	41,843.33	48,060.00	46,831.66	48,200.00	25,617.99	47,900.00
052 - TIF #18 - Gateway West	0.00	36,799.70	38,710.00	38,115.98	39,100.00	19,839.40	39,000.00
053 - TIF #19 - Main Street	0.00	3,227.33	330.00	-1,630.25	400.00	6,594.97	100.00
054 - TIF #21 - Gateway Northeast	0.00	314,414.90	408,790.00	371,502.01	417,400.00	280,404.06	433,900.00
055 - TIF #20 - BAE Superfund site	0.00	242,857.49	829,550.00	960,699.71	974,600.00	-23,445.32	964,800.00
056 - TIF #20 - BAE Hazardous Subdivison	0.00	146,783.93	149,840.00	175,833.88	156,000.00	145,600.74	161,500.00
057 - TIF #22 - Northstar	0.00	364,768.18	-75,950.00	615,052.67	675,000.00	363,608.74	673,400.00
058 - TIF #23 - Locke Point Park	0.00	-74,077.40	-94,860.00	-2,149,125.41	27,800.00	123,713.47	158,600.00
Report Surplus (Deficit):	**1,473,614.00**	**3,931,028.61**	**1,612,736.50**	**2,491,908.37**	**1,964,100.00**	**658,376.60**	**2,300,900.00**

City of Fridley, MN

Budget Worksheet

Group Summary

For Fiscal: 2022 Period Ending: 12/31/2022

ExpObject;RevSourc...	2020 Total Budget	2020 YTD Activity	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	Defined Budgets 2023 2023 Proposed
Fund: 001 - HRA - General Fund							
SubDivision: 0000 - HRA - nondepartmental							
Revenue							
411100 - Current Ad Valorem	528,164.00	453,842.38	564,099.00	474,758.68	599,600.00	263,407.93	633,600.00
411200 - Delinquent Ad Valorem	0.00	73,523.81	0.00	89,731.40	0.00	49,011.48	0.00
443100 - Local Government Aid (LGA)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
443400 - All Other State Grants	0.00	14,769.06	0.00	0.00	0.00	0.00	0.00
471110 - Interest Earnings - Investments	27,000.00	41,309.49	25,380.00	-4,133.18	43,500.00	0.00	45,000.00
471120 - Unrealized Gain/Loss on Investments	0.00	22,722.13	0.00	-44,321.91	0.00	21,043.67	0.00
472100 - Rents & Royalties	0.00	0.00	0.00	0.00	0.00	0.00	0.00
474110 - Other Reimbursements	0.00	12,695.63	0.00	0.00	0.00	0.00	0.00
475100 - Loans - Interest Income	230,900.00	267,094.46	230,900.00	679,088.17	341,400.00	0.00	383,000.00
475300 - Sale of Miscellaneous Property	124,800.00	2,174,528.10	124,800.00	145,282.72	0.00	58,580.91	100,000.00
475900 - Miscellaneous Revenues	1,117,400.00	387,805.71	1,117,400.00	434,689.80	430,000.00	0.00	310,000.00
493100 - Transfer In From Other Funds	0.00	0.00	0.00	1,765,596.94	0.00	0.00	0.00
Revenue Total:	**2,028,264.00**	**3,448,290.77**	**2,062,579.00**	**3,540,692.62**	**1,414,500.00**	**392,043.99**	**1,471,600.00**
Expense							
	0.00	0.00	0.00	378.29	0.00	0.00	0.00
611100 - Full Time Employee - Regular	141,100.00	115,041.76	117,500.00	117,909.36	121,000.00	0.00	0.00
611110 - Temporary Employee - Regular	16,100.00	14,899.14	16,600.00	0.00	16,600.00	0.00	0.00
611300 - Employee Leave	0.00	0.00	0.00	0.00	0.00	0.00	0.00
612100 - Medicare Contribution	0.00	1,849.58	1,800.00	1,667.26	1,800.00	0.00	0.00
612120 - Social Security Contribution	0.00	7,908.67	7,500.00	7,129.35	7,500.00	0.00	0.00
612130 - Deferred Compensation Contribution for City Mgr	0.00	8,673.88	8,800.00	8,888.58	8,800.00	0.00	0.00
612140 - Health Insurance	0.00	20,859.72	21,000.00	21,379.09	24,000.00	0.00	0.00
612150 - Dental Insurance	0.00	0.00	360.00	0.00	400.00	0.00	0.00
612160 - Life Insurance	0.00	35.13	40.00	34.85	100.00	0.00	0.00
612170 - Cash Benefit	0.00	0.00	0.00	0.00	0.00	0.00	0.00
612180 - Workers' Compensation	0.00	3,243.00	3,400.00	2,431.40	3,400.00	1,278.94	0.00
612190 - Short Term Disability	0.00	0.00	0.00	0.00	0.00	0.00	0.00
621120 - Office Supplies	0.00	0.00	0.00	16.77	0.00	0.00	0.00
621130 - Operating Supplies	250.00	382.92	247.50	0.00	300.00	0.00	300.00
631100 - Professional Services	100,000.00	157,826.29	99,000.00	86,251.27	100,000.00	86,482.50	105,000.00
631130 - Insurance - Non-personnel	500.00	500.04	495.00	495.00	500.00	250.02	500.00
631140 - Admin Charges	276,500.00	276,500.00	297,542.00	297,542.00	353,600.00	263,446.92	396,000.00

ExpObject;RevSourc…	2020 Total Budget	2020 YTD Activity	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	Defined Budgets 2023 2023 Proposed
632100 - Dues & Subscription , Permit renewals	3,200.00	894.00	3,168.00	6,355.00	3,200.00	2,592.00	3,200.00
632110 - Transportation	600.00	0.00	594.00	0.00	600.00	264.32	600.00
632120 - Conferences and School	2,200.00	1,055.00	2,178.00	413.92	2,000.00	266.17	2,000.00
633100 - Advertising	1,000.00	506.25	990.00	720.00	600.00	0.00	600.00
633110 - Printing & Binding	800.00	33.93	792.00	39.42	500.00	0.00	500.00
633120 - Communication (phones, postage, etc)	800.00	1,177.89	792.00	1,173.44	900.00	288.94	900.00
635100 - Services Contracted, Non-professional	8,400.00	10,333.79	8,316.00	5,381.95	10,000.00	7,272.67	10,500.00
638140 - Miscellaneous Expenses	500.00	542.48	495.00	1,763.61	500.00	27.50	500.00
638160 - Other Charges & Services - NOT USED	0.00	0.00	0.00	382,585.11	0.00	176,777.93	0.00
638180 - Pmts to Other Agencies	2,700.00	0.00	2,673.00	0.00	1,000.00	4,638.06	5,000.00
700100 - Land & Land Improvements	0.00	0.00	0.00	0.00	0.00	0.00	0.00
702100 - Improvements other than Building	0.00	0.00	0.00	0.00	0.00	0.00	0.00
750100 - Developer assistance	0.00	14,769.06	1,000,000.00	10,810.00	1,000,000.00	840.50	1,000,000.00
800200 - Interest Expense	0.00	19,519.76	19,020.00	19,020.31	20,000.00	0.00	20,000.00
993100 - Transfer Out to Other Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Expense Total:	**554,650.00**	**656,552.29**	**1,613,302.50**	**972,385.98**	**1,677,300.00**	**544,426.47**	**1,545,600.00**
SubDivision: 0000 - HRA - nondepartmental Surplus (Deficit):	**1,473,614.00**	**2,791,738.48**	**449,276.50**	**2,568,306.64**	**-262,800.00**	**-152,382.48**	**-74,000.00**
Fund: 001 - HRA - General Fund Surplus (Deficit):	**1,473,614.00**	**2,791,738.48**	**449,276.50**	**2,568,306.64**	**-262,800.00**	**-152,382.48**	**-74,000.00**
Report Surplus (Deficit):	**1,473,614.00**	**2,791,738.48**	**449,276.50**	**2,568,306.64**	**-262,800.00**	**-152,382.48**	**-74,000.00**

Fund Summary

Fund		2020 Total Budget	2020 YTD Activity	2021 Total Budget	2021 YTD Activity	2022 Total Budget	2022 YTD Activity	Defined Budgets 2023 2023 Proposed
001 - HRA - General Fund		1,473,614.00	2,791,738.48	449,276.50	2,568,306.64	-262,800.00	-152,382.48	-74,000.00
	Report Surplus (Deficit):	**1,473,614.00**	**2,791,738.48**	**449,276.50**	**2,568,306.64**	**-262,800.00**	**-152,382.48**	**-74,000.00**

AGENDA REPORT

Meeting Date: November 4, 2021 **Meeting Type:** HRA Conference Meeting

Submitted By: Paul Bolin, Assistant Executive Director

Title

Review of HRA Cash Balances

Background

On an annual basis, staff has worked with Attorney Casserly and Development Consultant Greg Johnson to prepare a review of the Authorities fund balances. We look at ongoing, known future and potential future projects, to estimate the funding that may be available for future programs and projects.

The cash flow projections are not an accounting tool; rather they are a snapshot of the balances and obligations for each of the HRA's funds. These projections assist in guiding the amount of investment the Authority can make in future projects and provide parameters for investing in new housing programs.

On Thursday November 4, in a 5:30 PM work session, Greg Johnson will provide an overview of the attached cash flow projections. Jim Casserly, Greg Johnson and I will then be available to take questions on the cash flow projections.

Attachments and Other Resources

- Memo from Jim Casserly & Greg Johnson
- Spreadsheets of HRA Funds

MONROE MOXNESS BERG

7760 France Avenue South
Suite 700
Minneapolis, MN 55435-5844

T 952.885.5999
F 952.885.5969
MMBLawFirm.com

James R. Casserly
jcasserly@MMBLawFirm.com
Direct 952.885.1296

MEMORANDUM

To: City of Fridley
Attn: Wally Wysopal, City Manager
Paul Bolin, HRA Assistant Executive Director
Scott Hickok, Community Development Director
Korrie Johnson, Acting Finance Director

From: Monroe Moxness Berg PA
Attn: James R. Casserly, Esq.

Greg D. Johnson, CPA (Inactive)

Date: October 27, 2021

Re: 2021 HRA Cash Flow Projections (10/14/2021 draft)
Our File No. 9571-39

INTRODUCTION

With the assistance of Greg Johnson, we have updated the development funds and cash flow analysis for the HRA. As of 12-31-2020, the HRA had fund balances in all development accounts of $13.5M, and cash balances of $12.1M. The table below provides an overview of these balances:

	ACTUAL 12/31/19	**ACTUAL 12/31/20**	*Projected 12/31/21*	*Projected 12/31/22*	*Projected 12/31/23*
HRA Fund Balances	**9.6M**	**13.5M**	*15.3M*	*17.1M*	*19.5M*
HRA Cash- Unrestricted	**6.8M**	**9.8M**	*9.1M*	*10.4M*	*11.9M*
HRA Cash- Restricted	**2.5M**	**2.3M**	*4.7M*	*5.3M*	*6.2M*

Not reflected in the available cash balance is $1.4M in Mortgage Receivables recorded in the Revolving Loan Fund. Over time, the HRA should be able to collect these funds, and have them available for other HRA initiatives. At 12-31-2020 HRA Unrestricted and Restricted Cash Balances are approximately 1.5M less than Fund Balances ($1.0M is the result of new loans related to Northstar TIF District #22). The large increase in Restricted cash results from tax increment in TIF 20 (Northern Stacks) and TIF 22 (Northstar). ***As in prior years, the Cash Balances are the best estimate of funds available for HRA authorized uses***.

This report contains the following schedules on the following pages:

ANALYSIS

1. **Sale of Old City Hall land –** In 2020 the HRA received $1,823,877 for the sales of the old City Hall property. Through 12-31-2020 the HRA had spent 798,805 on demolition, environmental and other cost to make the site available, leaving net proceeds of $1,025,072. According to resolution 2020-15, any net proceeds are to be reserved for infrastructure costs near the Locke Park Pointe site.

2. **TIF #6 (Medtronic) –**. This district will continue for another 4 years, before required decertification at 12-31-2025. During this time, the HRA should receive land sale receipts from Medtronic of approximately $120,000 annually. There is a negative fund balance in TIF #6. Admin fees should be reduced to 2.0% for the years 2021-2025.

3. **TIF #11, #12 & #13 (Northstar Station Area pooling) –** As a result of special legislation, TIF Districts #11, #12 & #13 are 100% poolable for costs in the Northstar Station area, which is identified as TIF #22. At the end of 2020, there was $590,612 in available funds from these three TIF Districts. TIF #11 and #12 have been decertified, but funds are still available in TIF #12. TIF #13 will be decertified by 12-31-2023. Funds in these three districts must be spent, or commitments made to spend, for eligible costs in the Northstar Station Area. *These projections show all TIF #12 funds being spent in 2021 for TIF eligible expenses.*

4. **TIF #13 (Satelitte Lane Apts), TIF #17 (GW East) & #18 (GW West) –** The admin fees in these three TIF districts have risen to the level where they have exceeded, and will continue to exceed, the maximum allowed by law (10% of tax increment). No further admin fees are currently being taken from these three TIF Districts. Also, the total admin fees already paid in these districts will need to be reduced before these districts are decertified, possibly by a transfer from the HRA General Fund.

5. **TIF #19 (5220 Main St NE) –** The last payment on the revenue Note will be made 2-1-2025. After the last payment, this TIF District should be decertified.

6. **TIF #20 (BAE Site/Northern Stacks) –** Development of the site is complete. The 1-1-2021 assessed value is $120.5M. Bond issues at the end of 2019 and beginning of 2020 paid off the revenue note. Semi-annual bond payments will be made from 8/2020 to 2/2035. Projected tax increment may exceed the amounts required for debt service and admin fees by over $900,000 per year. Any T.I. remaining after debt service and admin fees will be retained in the TIF 20 fund until and unless there are eligible authorized expenses.

7. **TIF #20A (BAE Site/Northern Stacks – HSS) –** The Hazardous Substance Subdistrict was created to assist with remediation costs in TIF #20. The HRA started to receive tax increment in 2014 and should continue to receive approximately $280,000 annually. Since the HRA is advancing up to $4.5M for the remediation costs with the use of interfund loans, the tax increment from the HSS will be used to reimburse the HRA General Fund for these costs plus interest at 3.5%. Also, 10% admin fees have also been projected to be taken from this district before payment of the interfund loan. As of 12-31-2020, all but $73,000 had been advanced.

8. **TIF #21 (Gateway NE) –** The HRA has spent well over $4.0M in the Gateway Northeast area. Through redevelopment of this area, the HRA will recover all its costs through the collection of tax increment. All three phases on the site show a 1-2-2021 value of $38.7M, or about $149,000 per unit for the 259 units. The first receipt of tax increment began in 2017. After recovering 10% of the TI for admin fees, the available tax increment will repay the interfund loan to the HRA General Fund, plus interest at 4.0%.

   Land sale revenues of 452,928 were deposited into the HRA General Fund in 2018. Since all TIF #21 acquisition costs were transferred out of the HRA General Fund and into TIF 21, we should move 452,928 of costs back into the HRA General Fund to offset the land sale proceeds.

9. **TIF #22 (Northstar Transit Station District) –** Because no development has occurred on a majority of the parcels in this district, over 40 parcels were dropped out by the County starting in 2020. The HRA was able to have Anoka County add back all the parcels related to the apartment development occurring near the Northstar Station. The 1-2-2021 valuation is $93.3M, which includes $34M of new apartment development.

   The $1.0M of land sale proceeds sales paid by the Sherman Companies for the two (market rate and senior) rental projects received in 2019 should remain in the General Fund. The acquisition of the area now known as the Station Village site was paid for in 2008 from tax increment in TIF districts 7, 9, 11, 12 and 13 all of which were certified prior to the changes in the definition of tax increment to include land sale proceeds.

   The HRA has issued or will be issuing three revenue notes as each apartment in the Station Village project is complete. The notes include the following: (i) the Fridley Market Apartments Note has been issued in the amount of $2,845,250 (There was no tax increment in 2021 and the first payment will occur on 8/1/2022; (ii) the Fridley Senior Apartments Note has been issued in the amount of $3,204,650 and the first payment will occur 8/1/2022; (iii) the Fridley City Apartments Note (Affordable project) in the amount of $1,222,750 will most likely be issued in 2022 with a partial payment occurring 8/1/2023 and full payments starting 8/1/2024. Because these projects are part of the larger TIF District 22, it will be necessary to calculate separately the amount of T.I. that is generated for the payment of each revenue note. These calculations will be necessary starting in 2022.

Because T.I. from 11, 12 and 13 can only be spent in TIF 22 and because TIF 22 will be generating substantial T.I., we are showing $750,000 being spent each year for 10 years for eligible expenses commencing 2022.

10. **TIF #23 (Locke Park Pointe) –** This TIF District was established in 2016 with tax increment deferred until 2020. Development was completed in 2021. Full valuation of the site will occur 1-2-2022 and full tax increment received starting in 2023.

    As part of the HRA's agreement with the City regarding the City's $1.5M interfund loan, the HRA has paid 1.0M for ponding costs. This reduces the City's interfund loan to 500,000, which will then be paid over 25 years with an annual year end payment of 32,006. The balance owed as of 12/31/20 is $475,508.

    After recovering 10% of the TI for admin fees, the available tax increment will repay the interfund loans to the HRA General Fund and City, plus interest at 4.0%. Interest on the HRA General Fund loan should start accruing 1-1-2018.

11. **TIF #24 (Stacks VIII) –** Due to the success of the Northern Stacks project in TIF #20, the developer purchased a property just to the north of TIF #20. A soils condition district was created to help with soils related remediation costs. This new district will run for 21 years, and 90% of all tax increment will be used to pay a TIF revenue note for eligible costs.

12. **TIF #25 (Holly Center Project) –** A new TIF District was created to promote redevelopment on the NW corner of University Ave and Mississippi St NE. The redevelopment includes an approximately 10,000 square feet commercial facility and 261 market-rate rental housing units. A minimum assessment agreement is in place starting with Pay 2023 taxes: $25M valuation at 1/2/2022 and $34.75M starting 1/2/2023 for Pay 2024 and later taxes.

13. **Housing Replacement Program (HRP) –** Tax increment is only collected for 15 years on each property in the HRP. The early phases have already been decertified. The most recent addition was phase XIV in 2020. The 2020 fund balance is $102,670. Tax increment generated by the parcels in the HRP may only be spent on projects eligible for inclusion in the HRP.

    The 2020 OSA report for the HRP budget is not correct. The original budget was modified to allow for phases beyond the initial four phases. This needs to be updated.

    The legislation authorizing the HRP requires a 25% local match. A review should be made to determine that the HRA has met this requirement. If there are phases where it was not met, HRA General Fund amounts should be transferred to the HRP fund to satisfy the 25% local match or used for future projects to satisfy this requirement.

    As shown on the 2020 OSA report the admin fees in this district are currently 27% to tax increment revenues. No further admin fees should be taken from this district.

14. **Revolving Loan Fund (RLF) –** At the end of 2020, there was $1.8M of cash in this fund to assist with the HRA's housing programs and the commercial loan program. Historically loan repayments have funded all new loans. In 2018, the HRA adopted a new housing loan program for seniors ("Senior Deferred Loan Program"). Up to 25,000 can be loaned to qualified seniors for home improvements. These will be deferred 0% interest loans where repayment is not owed until the house is sold or no longer occupied by the borrower. $250,000 of Senior Loans were made in 2019. Another $250,000 were made in 2020. The projections show another $1.0M used from the RLF from 2021 through 2025.

    In 2021, HRA expanded its Housing Program by adding a number of grant opportunities. The total grants as a result of the expanded program are estimated to be 164,000 in 2021 and $150,000 per year through 2025. Based on the new Senior Loan and new Grant programs it is estimated the RLF will run out of cash by 2025. Without additional funding for these programs, no additional amounts are expected to be available starting in 2026.

	ACTUAL 12/31/19	ACTUAL 12/31/20	Projected 12/31/21	Projected 12/31/22	Projected 12/31/23	Projected 12/31/24	Projected 12/31/25
RLF Cash Balances	1.7M	1.8M	1.4M	1.1M	0.8M	0.4M	0.1M

15. **Interfund Loans –** The HRA General Fund shows a 12/31/2020 fund balance of $17.0M, but only a cash balance of $8.0M. Interfund loans of $8.8M have been advanced to cover negative fund balances in the following Districts:

TIF #17 (Gateway East)	241,653	Expect to be repaid
TIF #18 (Gateway West)	270,109	Expect to be repaid
TIF #20A (BAE Site – HSS)	2,839,093	Expect to be repaid, 3.5% int.
TIF #21 (Gateway Northeast)	3,270,928	Expect to be repaid, 4.0% int.
TIF #23 (Locke Park Pointe)	2,165,854	Expect to be repaid, 4.0% int.
TIF #24 (Stacks VIII)	32,187	Expect to be repaid
TIF #25 (Holly Center)	2,961	Expect to be repaid
Total Interfund Loans	8,822,785 *	

    *This loan balance will increase but will be offset by various repayments so that by December 31, 2021 it is projected to be $9.3M. Most of this increase is related to moving TIF 23 costs currently in the HRA General Fund, net of land sales, to TIF 23.

16. **HRA General Fund –** 452,928 costs in TIF 21 should be moved to the HRA General Fund, to offset the 2018 land sale proceeds reported in the HRA General Fund.

    TIF #23 costs in the HRA General Fund of approximately $2.8M should be transferred out. This amount should be reduced by 2018, 2019 and 2020 land sale proceeds of $1,320,613 leaving a net to be transferred of $1,487.781..

RECOMMENDATIONS

Our recommendations are as follows:

1. In TIF #21 move 452,928 of costs back into the HRA General Fund to offset the land sale proceeds.

2. Transfer TIF #23 costs, net of land sales, described in item 16 above currently shown in the HRA General Fund to the TIF #23 Fund. Amount should be 893,812 for land acquisition and 593,969 for demolition and other costs leaving a net to be transferred of $1,487,781.

3. In TIF #23 Interfund loan interest owed to the HRA General Fund should be shown staring when the costs were incurred.

4. In TIF #6, admin fees should be reduced to 2.0% for the years 2021-2025 due to the negative fund balance.

5. No additional admin fees should be taken in TIF #13, #17, #18 and the Housing Replacement Program (HRP) as the cumulative administrative fees exceed the maximum allowed.

6. By the end of 2021 there will be $1.5M available in the Northstar Station TIF District (TIF #22). Uses for these funds must be identified. TIF District #11 was decertified at 12-31-2018 and TIF #12 at 12-31-2019. TIF #13 will be decertified at 12-31-2023. Also, TIF #22 will be generating approximately $1.3M of tax increment per year starting in 2022.

   The Cash Flow Projections have assumed that all of TIF #12 funds totaling $238,261 are being spent in 2021, and all of TIF #13 funds totaling 527,000 being are being spent in 2022 and 2023. (see item 2 above) and that $750,000 per year commencing in 2022 is being spent from TIF #22 (see item 9 above). A program using these funds should be further refined.

7. A review should be made to determine that the HRA has met the 25% local match requirement for the HRP. If there are phases where it was not met, HRA General Fund amounts should be transferred to the HRP fund to satisfy the 25% local match or to use HRA funds in the future to achieve the match.

8. The housing programs may need refinement to use the T.I. revenues in excess of debt service in TIF #20. Legislative approval will most likely be required to achieved desired results.

9. The Senior Deferred Loan Program in the Revolving Loan Fund requires monitoring. Since repayments in the Program may be many years in the future, the Authority could have a cash flow problem if there are too many loans. The Cash Flow assumes that an additional $200,000 per year will be loaned from 2021 through 2025 (see item 14 above).

10. The new Grant Programs will also require monitoring since the grants will reduce the Revolving Loan Fund balance to zero in the next five years as shown in item 14 above. The goal is not to exceed more than $150,000/year for grants for the next five years.

Please keep in mind that this Cash Flow Analysis only assists the City and the Authority with its long-range planning and in reviewing the solvency of its programs. We have only included committed project expenses for the years 2021 and thereafter. In addition, we have projected some HRA administrative and miscellaneous expenses. For revenue projections, we have been most conservative by assuming the following:

1. No inflationary increases in market value.
2. No inflationary increases in the local tax rates.
3. No further construction in any TIF District, except where construction has already begun (TIF #22 & 25).
4. Interest earnings on all TIF Fund Balances at 0.5% and only through 2022.
5. For expenses we have only projected $1.0M in new loans for the Senior Deferred Loan Program, $764,000 for the new grant program and $8.3M for TIF 22 (Northstar District) eligible costs.

We look forward to reviewing with you this Cash Flow Analysis and its underlying assumptions.

JRC/GDJ/crs
Enclosures

4860-1885-6449, v. 1

Item 3.

HRA SUMMARY												
Fund Balances												
			0.0%	*Inflation*	**Actual**	**Actual**	**Actual**	**Projected**	**Projected**	**Projected**	**Projected**	**Projected**
City					**Fund**	**Fund**	**Fund**	**Fund**	**Fund**	**Fund**	**Fund**	**Fund**
Fund	**TIF**		**Term of**		**Balance**	**Balance**	**Balance**	**Balance**	**Balance**	**Balance**	**Balance**	**Balance**
#	**#**	**Description**	**District**	Type	**12/31/18**	**12/31/19**	**12/31/20**	**12/31/21**	**12/31/22**	**12/31/23**	**12/31/24**	**12/31/25**
001		HRA General Fund (non-increment)			12,771,911	14,191,453	16,983,190	18,085,288	19,021,104	19,937,521	20,851,978	21,723,141
065		Housing Replacement	7/18/1996 -	H	222,245	65,688	102,670	159,458	213,847	267,435	321,022	374,610
										Decertify #13		**Decertify #6, #19**
045	6	Lake Pointe (Medtronic)	12/1985 - 12/2025	R	(298,892)	(270,344)	(241,254)	(193,075)	(143,632)	(94,250)	(44,868)	4,515
		Totals - Pre '90 Districts			(298,892)	(270,344)	(241,254)	(193,075)	(143,632)	(94,250)	(44,868)	4,515
											TIF 11,12,13 available only	
047	11	University / Osborne-DECEI	DECERTIFIED	R	*411,176*	*87,952*	*0*	*0*	*0*	*0*	*0*	*0*
048	12	McGlynn Bakeries-DECERT	03/1992 - 12/2019	R	*228,282*	*279,586*	*238,261*	*0*	*0*	*0*	*0*	*0*
049	13	Satellite Lane Apts	06/1995 - 12/2023	R	*251,201*	*298,555*	*352,351*	*406,945*	*0*	*0*	*0*	*0*
051	17	Gateway East	2001 - 12/2028	R	(283,345)	(245,638)	(203,794)	(157,230)	(109,159)	(61,276)	(13,394)	34,488
052	18	Gateway West	2005 - 12/2033	R	(329,846)	(295,878)	(259,079)	(220,767)	(181,737)	(142,762)	(103,787)	(64,812)
053	19	5110 Main St NE (Ind Eq)	2007 - 12/2034	R	(5,837)	(5,769)	(2,541)	(2,225)	(1,907)	(1,907)	(1,907)	(1,907)
055	20	BAE Site (Northern Stacks)	2012 - 12/2041	R	(161,229)	561,631	804,489	1,768,489	2,743,116	3,706,774	4,673,557	5,640,340
056	20A	BAE Site (HSS)	2012 - 12/2039	HSS	(3,018,755)	(2,983,228)	(2,836,443)	(2,730,168)	(2,574,047)	(2,412,462)	(2,245,222)	(2,072,128)
054	21	Gateway Northeast (Cielo)	2012 - 12/2042	R	(3,772,757)	(3,552,790)	(3,238,375)	(2,411,876)	(1,994,517)	(1,560,627)	(1,109,382)	(640,086)
057	22	Northstar Transit Station	2013 - 12/2042	R	215,278	490,266	855,034	1,504,072	1,424,045	1,336,398	1,255,330	1,174,262
058	23	Locke Park Pointe	2017 - 12/2045	R	(1,182,371)	(2,110,327)	(2,184,406)	(3,720,065)	(3,724,363)	(3,597,827)	(3,466,230)	(3,329,369)
059	24	Stacks VIII	2020 - 12/2039	S	(9,299)	6,179	(32,187)	(32,187)	(32,187)	(32,187)	(32,187)	(32,187)
	25	Holly Center Project	2020 - 12/2048	R			(6,815)	685	685	685	685	685
		Totals - Post '90 Districts			(7,657,502)	(7,469,461)	(6,513,505)	(5,594,328)	(4,450,070)	(2,765,192)	(1,042,537)	709,285
		Totals - TIF Districts 1-19			(7,956,393)	(7,739,804)	(6,754,758)	(5,787,402)	(4,593,702)	(2,859,441)	(1,087,404)	713,800
Total FUND Balance - All TIF Districts & HRA Gen'l Fund					5,037,763	6,517,337	10,331,102	12,457,344	14,641,250	17,345,515	20,085,596	22,811,551
020		Revolving Loan Fund			3,070,459	3,127,946	3,161,528	2,819,852	2,490,467	2,153,836	1,817,205	1,480,574
		Special Revenue/Housing Programs			0	0	0	0	0	0	0	0
Total FUND Balance (TIF, Gen'l Fund, Revolving Loans)					8,108,222	9,645,283	**13,492,630**	15,277,196	17,131,716	19,499,351	21,902,801	24,292,125
CASH Balances					8,002,001	9,314,933	12,075,562	13,869,164	15,723,684	18,091,318	20,494,769	22,884,093

Item 3.

SUMMARY OF HRA CASH BALANCES

		Actual 12/31/18	Actual 12/31/19	Actual 12/31/20	Projected 12/31/21	Projected 12/31/22	Projected 12/31/23	Projected 12/31/24	Projected 12/31/25
CASH BALANCES									
	HRA General Fund	4,333,537	5,131,122	8,036,089	8,703,505	10,345,047	12,119,714	13,920,493	15,461,378
HRP	Housing Replacement Program	222,907	67,903	103,366	160,154	214,543	268,131	321,719	375,306
RLF	Revolving Loan Fund	1,760,689	1,696,210	1,790,889	1,449,212	1,119,828	783,197	446,566	109,935
	Debt Service								
	TIF Districts (Capital Projects Funds)								
	Pre '90								
6	Lake Pointe (Medtronic)	290,921	292,922	12,154	12,154	12,154	12,154	12,154	257,922
	Post '90								
11	University / Osborne	411,364	411,176	0	0	0	0	0	0
12	McGlynn Bakeries	229,093	280,397	255,962	17,701	17,701	17,701	17,701	17,701
13	Satellite Lane Apts	252,149	299,503	351,263	405,857	(1,088)	(1,088)	(1,088)	(1,088)
17	Gateway East	18,664	26,024	37,859	37,859	37,859	37,859	37,859	37,859
18	Gateway West	976	4,944	10,987	10,987	10,987	10,987	10,987	10,987
19	5110 Main St NE (Ind Eq)	47,995	55,607	63,238	63,554	63,872	63,872	63,872	63,872
20	BAE Site (Northern Stacks)	213,975	522,331	480,007	1,444,007	2,418,634	3,382,292	4,349,075	5,315,858
20A	BAE Site (HSS)	483	2,008	26,113					
21	Gateway Northeast (Cielo)	310	25,025	32,553	32,553	32,553	32,553	32,553	32,553
22	Northstar Transit Station	218,938	492,576	875,082	1,524,120	1,444,093	1,356,446	1,275,378	1,194,310
23	Locke Park Pointe	0	0	0	0	0	0	0	0
24	Stacks VIII	0	7,185	0	0	0	0	0	0
25	Holly Center Project			0	7,500	7,500	7,500	7,500	7,500
	Investments (Interest Receivable)	0	0	0	0	0	0	0	0
	TOTAL CASH BALANCES	8,002,001	9,314,933	12,075,562	13,869,164	15,723,684	18,091,318	20,494,769	22,884,093
	Annual Change	(318,017)	1,312,932	2,760,629	1,793,601	1,854,520	2,367,634	2,403,450	2,389,324
AVAILABLE CASH									
Unrestricted									
GF	HRA General Fund	4,333,537	5,131,122	8,036,089	7,678,433	9,319,975	11,094,642	12,895,421	14,436,306
RLF	Revolving Loan Fund	1,760,689	1,696,210	1,790,889	1,449,212	1,119,828	783,197	446,566	109,935
	Total Unrestricted Available Cash	**6,094,226**	**6,827,332**	**9,826,978**	**9,127,646**	**10,439,803**	**11,877,839**	**13,341,987**	**14,546,240**
Restricted									
GF	Locke Park Pt Road Improvements				1,025,072	1,025,072	1,025,072	1,025,072	1,025,072
6	Pre '90 TIF District	290,921	292,922	12,154	12,154	12,154	12,154	12,154	257,922
9	Pre '90 TIF District	0	0	0	0	0	0	0	0
12-13,22	Northstar Station Area Expenses	1,111,544	1,483,652	1,482,307	1,947,677	1,460,706	1,373,059	1,291,991	1,210,923
16-21	Post '90 TIF Districts	282,403	643,124	650,757	1,596,460	2,571,405	3,535,063	4,501,846	5,468,629
HRP	Housing Replacement Program	222,907	67,903	103,366	160,154	214,543	268,131	321,719	375,306
	Total Restricted Cash	1,907,775	2,487,601	2,248,584	4,741,518	5,283,881	6,213,479	7,152,781	8,337,852
	Total Available CASH Balances	**8,002,001**	**9,314,933**	**12,075,562**	**13,869,163**	**15,723,683**	**18,091,318**	**20,494,768**	**22,884,092**

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SUMMARY OF HRA INTERFUND LOANS

		Actual	Actual	Actual	Projected	Projected	Projected	Projected	Projected
		12/31/18	12/31/19	12/31/20	12/31/21	12/31/22	12/31/23	12/31/24	12/31/25
INTERFUND LOANS									
HRA General Fund - RECEIVABLE		**8,865,766**	**9,508,657**	**8,822,785**	**9,257,467**	**8,551,742**	**7,693,492**	**6,807,169**	**6,137,448**
HRP	Housing Replacement Program	0	0	0	0	0	0	0	0
RLF	Revolving Loan Fund	0	0	0	0	0	0	0	0
Pre '90		0	0	0	0	0	0	0	0
6	Lake Pointe (Medtronic)	(325,303)	(295,303)	0	48,179	97,622	147,004	196,386	
Post '90		0	0	0	0	0	0	0	0
11	University / Osborne	0	0	0	0	0	0	0	0
12	McGlynn Bakeries	0	0	0	0	0	0	0	0
13	Satellite Lane Apts	0	0	0	0	0	0	0	0
17	Gateway East	(301,653)	(271,653)	(241,653)	(195,089)	(147,018)	(99,135)	(51,253)	(3,371)
18	Gateway West	(330,109)	(300,109)	(270,109)	(231,797)	(192,767)	(153,792)	(114,817)	(75,843)
19	5110 Main St NE (Ind Eq)	0	0	0	0	0	0	0	0
20	BAE Site (Northern Stacks)	0	0	0	0	0	0	0	0
20A	BAE Site (HSS)	(3,018,967)	(2,984,631)	(2,839,093)	(2,732,818)	(2,576,697)	(2,415,112)	(2,247,872)	(2,074,778)
21	Gateway Northeast (Cielo)	(3,776,746)	(3,577,815)	(3,270,928)	(2,444,429)	(2,027,070)	(1,593,180)	(1,141,935)	(672,639)
22	Northstar Transit Station	0	0	0	0	0	0	0	0
23	Locke Park Pointe	(1,104,695)	(2,079,146)	(2,165,854)	(3,701,513)	(3,705,811)	(3,579,275)	(3,447,678)	(3,310,817)
24	Stacks VIII	(8,293)		(32,187)					
25	Holly Center Project			(2,961)					
	Investments (Interest Receivable)	0	0	0	0	0	0	0	0
		-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------	-----------------
		0	0	0	(0)	(0)	(0)	0	(0)

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ALL TIF DISTRICTS
ASSUMPTIONS

	ACTUAL 2017	ACTUAL 2018	ACTUAL 2019	ACTUAL 2020	ACTUAL 2021	Projected 2022	Projected 2023 & beyond
Interest Earnings (on positive fund balanc	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.00%
Interest Expense (on negative fund balanc	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.00%
Administrative Fees	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%

Admin Fee Limitations		
Districts with Cert Req Date before 8/1/(	*Lesser of 10% of budgeted expenditures or 10% of actual expenditures*	TIF 6
Districts with Cert Req Date after 7/31/0	*Lesser of 10% of budgeted expenditures or 10% of actual TIF revenues*	TIF 11 -

	2017	2018	2019	2020	2021	2022	2023 & beyond
Commercial / Industrial							
Market Value Base	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Base Rate	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Rate for value above base	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Rental - Market Rate							
Market Value Base	0	0	0	0	0	0	0
Base Rate	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Rate for value above base	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Rental - Low income / Class 4c (TIF #1)							
Market Value Base	0	0	0	0	0	0	0
Base Rate	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%
Rate for value above base	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%	0.75%
Residential Homestead							
Market Value Base	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Base Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Rate for value over base	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Tax Collection Rate	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%
Inflation	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Fiscal Disparities Reduction - TIF #3							
(percent of captured tax capacity)							
Local Tax Rates *							
City of Fridley	0.48218	0.47907	0.45382	0.45253	0.44928	0.44928	0.44928
Anoka County	0.36841	0.35334	0.34473	0.33078	0.31086	0.31086	0.31086
ISD #							
Misc							

TI Districts				ISD	Watershed District		2017	2018	2019	2020	2021	2022	2023 & beyond
	13	16	17,1	14	6 Cities		1.41225	1.41199	1.35175	1.30616	1.26266	1.26266	1.26266
			25	14	Rice Creek		1.41667	1.41589	1.35609	1.31138	1.26762	1.26762	1.26762
		22	21	14	Mississippi		1.41502	1.41150	1.35169	1.30473	1.26238	1.26238	1.26238
	11	12		16	6 Cities		1.32046	1.29750	1.23752	1.19855	1.15070	1.15070	1.15070
6	19	20	24	13	Mississippi		1.19727	1.17984	1.19262	1.07645	1.10703	1.10703	1.10703
			23	16	Rice Creek	B	1.32488	1.30140	1.24186	1.20377	1.15566	1.15566	1.15566
						Average:	1.34776	1.33635	1.28859	1.23351	1.20101	1.20101	1.20101

* Local Tax Rate does not include any rate charged for the State Property Tax.
It also excludes any effective rate adjustment due to fiscal disparities (In previous years this equated to an effective 10% higher rate).

OTHER REVENUES											
				Actual	**Actual**	**Actual**	**Projected ------->**				
	Principal	**Int. Rt.**	**Term**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
HRA General Fund											
						2020 Levy	2021 Levy				
Tax Levy				475,725	466,305	527,366	564,099	564,099	564,099	564,099	564,099
Rental	$800 per mn		*(2001-Frauenshuh Pkg Lot)*	9,600	4,000	0	0	0	0	0	0
				---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------
SUBTOTAL - HRA General Fund Revenues				485,325	470,305	527,366	564,099	564,099	564,099	564,099	564,099
OTHER											
ACCAP Loan (HLP - Fund 265)			*Annual Payments*								
	$57,500	7.25%	*(8/1996 - 8/2025)*				3,798	3,798	3,798	3,798	3,798
TIF Admin Fees				386,541	334,059	380,306	420,935	496,586	542,691	568,803	554,677
TIF 20A - Interest on Interfund Loan				95,497	105,664	104,462	99,276	95,556	90,092	84,436	78,583
TIF 21 - Interest on Interfund Loan				153,721	151,070	143,113	130,837	97,777	81,083	63,727	45,677
TIF 23 - Interest on City Loan					20,000	19,520					
TIF 23 - Interest on Interfund Loan			*start in 2019*		0	0	86,634	148,061	148,232	143,171	137,907
Miscellaneous					1,000	34,964	(7,500)	move to TIF 25 admin fees			
					(114,825)	TIF 23 loan pmt					
TOTALS	$ 647,500			1,121,084	967,273	1,209,731	1,298,078	1,405,876	1,429,995	1,428,034	1,384,741
HRA General Fund											
Sale of real estate - Ceilo Land TIF 21				452,928		Move 452,928 of expenses back to General Fund					
Sale of real estate - to Pulte TIF 23				646,753		Reduce expenses moved to TIF 23 by amount of land sale					
Sale of real estate - Lennar - TIF 23					468,072	Reduce expenses moved to TIF 23 by amount of land sale					
Sale of real estate - Sherman -TIF 22					1,000,000						
Sale of real estate - Lennar Outlot A - TIF 23						205,788	Reduce expenses moved to TIF 23 by amount of land sale				
Holly Center ROW Sale						32,249					
Sale of old City Hall						1,823,877					
Medtronic Land Sale Receipts				117,334	117,880	112,614	120,295	123,455	123,455	123,455	123,455

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REVENUE NOTE / BOND PAYMENTS

	Principal	Int. Rt.	% of TI		Term	Actual 2018	Actual 2019	Actual 2020	Projected 2021	Projected 2022	Projected 2023	Projected 2024	Projected 2025
TIF #6 (Lake Pointe)			*"Reimbursement Payments"*										
Medtronic													**Final Payment**
	All Eligible Exp	6.75%	90%	of TI	*8/2001 - 2/2012*	528,053	530,513	506,816	541,327	555,549	555,549	555,549	555,549
			90%	of TI	*8/2012 - 2/2026*								
TIF #19													
Industrial Equities - 5110 Main St. NE												**Final Payment**	
	1,500,000	7.00%	90%	of TI	*8/2009 - 2/2025*	108,683	125,206	131,558	139,914	127,137	127,137	127,137	0
TIF #20 (BAE Site)													
Northern Stacks													
	15,775,000	4.69%	90%	of TI	*8/2016 - 12/2019*	757,351	766,374	15,765,892	Rev Note 2-1-2020				
	15,770,000	2.20%	***BONDS***		*8/2020 - 2/2035*			863,674	1,090,038	1,131,663	1,135,413	1,132,288	1,132,288
TIF #22 (Northstar Transit)													
Station Village Mkt Rate Apartment													
	2,845,250	5.00%	90%	of TI	*8/2021 - 2/2043*					259,101	259,101	259,101	259,101
Station Village Senior Apartment													
	3,204,650	5.00%	90%	of TI	*8/2021 - 2/2043*					222,319	222,319	222,319	222,319
Station Village Affordable Apartments													
	1,222,750	5.00%	90%	of TI	*8/2023 - 2/2043*							80,193	80,193
TIF #23 (Locke Park Pt)													
City of Fridley													
	500,000	4.00%	11%	of TI	*12/2019 - 12/204*	TI to City	20,000	19,520	32,006	32,006	32,006	32,006	32,006
TIF #24 (Stacks VIII)													
Stacks VIII													
	660,000	5.75%	90%	of TI	*8/2021 - 2/2040*	0	0	17,952	42,503	45,763	45,763	45,763	45,763
TIF #25 (Holly Center)													
Holly Center													
	8,100,000	4.00%	90%	of TI	*8/2023 - 2/2049*					0	283,940	432,180	432,180
REVIEW BENEFIT TO HRA OF PREPAYING ANY REV. NOTE													
				Total Revenue Notes/ Bo		1,394,087	1,442,093	17,305,412	1,845,788	2,373,539	2,661,230	2,886,538	2,759,400
					variance	0	0	0	0	(0)	(0)	0	0

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TIF DISTRICT #6	*County #E8 - 10730*			**TIF DISTRICT #6**						
Lake Pointe (Medtronic)	City Fund 045			**Lake Pointe (Medtronic)**						
Redevelopment District										
12/1985 - 12/2025			**TOTALS**							
		TIF Plan	**To End**	**Actual**	**Actual**	**Actual**	**Projected ------->**			**DECERTIFIED**
		Budget	**of District**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance			0	(328,369)	(298,892)	(270,344)	(241,254)	(193,075)	(143,632)	(94,250)	(44,868)
Revenues:	**Inflation**		*TIF #6*								
Tax Increment (TI)	**0.00%**	98,950,000	16,100,651	588,852	596,519	565,163	601,475	617,277	617,277	617,277	617,277
Market Value Homestead Credit (MVHC)			0								
Bond Proceeds			22,829,451								
Loan Proceeds			5,641,933								
Other Revenues			46,335								
Investment Earnings *		9,900,000	75,639	631	1,691	1,067	61	61	0	0	0
Change in FMV of investments			0								
Sales/lease proceeds		10,000,000	5,600,000								
Transfers In			4,876,718								
Annual Revenues		118,850,000	55,170,727	589,483	598,210	566,230	601,536	617,338	617,277	617,277	617,277
Expenses				actual							
Land/building acquisition		12,702,819	11,277,563								
Site improvements/prep. costs		12,253,725	1,816,465								
Installation of public utilities		3,557,273	1,293,773								
Parking facilities		74,349,733	0								
Streets and sidewalks		4,961,294	0								
Public park facilities			0								
Other public improvements			803,750				REDUCE ADMIN FEES TO 2%				
Admin Fees-City/HRA (TI * %)		9,900,000	1,161,539	29,833	29,473	28,156	12,029	12,346	12,346	12,346	12,346
Professional Services			0		adj to actual	adj to actual					
School Dist. referendum reimb			13,228								
Interest Expense **			0								
Transfers Out			361								
Debt Service - Bonds		48,000,000	25,018,900								
Debt Service - Rev. Notes			13,755,605	528,053	530,513	506,816	541,327	555,549	555,549	555,549	555,549
Debt Service - Other			0								
Interfund loans			0		adj to actual	adj to actual					
Other Expenses	County Admin Fees		25,028	2,120	9,676	2,168					
Annual Expenses		165,724,844	55,166,213	560,006	569,662	537,140	553,357	567,895	567,895	567,895	567,895
Annual Increase / Decrease		(46,874,844)	4,515	29,477	28,548	29,090	48,179	49,443	49,382	49,382	49,382
Ending Fund Balance			4,515	(298,892)	(270,344)	(241,254)	(193,075)	(143,632)	(94,250)	(44,868)	4,515
			0								
				89.7%	88.9%	89.7%					
CASH Balance				290,921	292,922	12,154	12,154	12,154	12,154	12,154	257,922
Interfund Loan Balance				(325,303)	(295,303)	0	48,179	97,622	147,004	196,386	0
* Interest Earnings (on Beg of Yr balance)				0.2%	0.6%	0.4%	0.5%	0.5%	0.0%	0.0%	0.0%
** Interest Expense (on negative fund balance)				Actual	Actual	Actual					
Administrative Fees - Annual			7.2%	5.1%	4.9%	5.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Administrative Fees - Cumulative			Estimated	8.8%	8.6%	8.4%	8.2%	7.9%	7.6%	7.4%	7.2%
	add 200,000 bldg sq. ft. to base (										
Original Market Value	Bldg 1	23-30-24-41-0030		16,384,500	16,384,500	16,384,500	16,384,500	16,384,500	16,384,500	16,384,500	16,384,500
Original Tax Capacity	Bldg 2	23-30-24-41-0031		326,940	326,940	326,940	326,940	326,940	326,940	326,940	326,940
Total Market Value	Land	23-30-24-41-0034		41,338,500	41,393,200	42,635,800	43,648,800	44,365,100	44,365,100	44,365,100	44,365,100
Estimated Tax Capacit	Land	23-30-24-42-0041		826,020	827,114	851,966	872,226	886,552	886,552	886,552	886,552
	Day Care	23-30-24-42-0042									
Captured Tax Capacity	Land	23-30-24-42-0043		499,080	500,174	525,026	545,286	559,612	559,612	559,612	559,612
Calculated Tax Increment				586,715	594,370	563,130	601,475	617,277	617,277	617,277	617,277
Variance				(2,137)	(2,149)	(2,033)	0	0	0		
Tax Rate				1.17984	1.19262	1.07645	1.10703	1.10703	1.10703	1.10703	1.10703
Tax Collection Rate				99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%
Inflation				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
			Old PINs								

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	County										
TIF DISTRICT #11	*L6 & L7 - 10720*			**TIF DISTRICT #11**							
University / Osborne-	City Fund 047			**University / Osborne-DECERTIFIED**							
Redevelopment District				**(Special Legislation - TI Available for Northstar Station)**							
01/1992 - 12/2018			**TOTALS**								
		TIF Plan	**To End**	DECERTIFE	**Actual**	**Actual**	**DECERTIFED**				
		Budget	**of District**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance				358,245	411,176	87,952	0	0	0	0	0
Revenues:	**Inflation**			**FINAL YR**							
Tax Increment (TI)	**0.00%**	1,500,000	1,081,482	52,638							
Market Value Homestead Credit (MVHC)			0								
Bond Proceeds			0								
Loan Proceeds			0								
Other Revenues			0								
Investment Earnings *		150,000	66,584	5,927							
Change in FMV of investments			0								
Sales/lease proceeds			0								
Transfers In			31,881								
Annual Revenues		1,650,000	1,179,946	58,565	0	0	0	0	0	0	0
Expenses											
Land/building acquisition		350,000	562,486	Use all for Northstar District							
Site improvements/prep. costs		340,000	411,176		323,224	87,952					
Installation of public utilities			0								
Parking facilities			0								
Streets and sidewalks		100,000	0								
Public park facilities			0								
Other public improvements			0								
Admin Fees-City/HRA (TI * %)		150,000	97,915	5,444							
Professional Services			0								
School Dist. referendum reimb			0								
Interest Expense **			0								
Transfers Out			17,810								
Debt Service - Bonds		1,260,000	0								
Debt Service - Rev. Notes			79,301								
Debt Service - Other			4,643								
Interfund loans			0								
Other Expenses	County Admin Fees		6,615	190							
Annual Expenses		2,200,000	1,179,946	5,634	323,224	87,952	0	0	0	0	0
Annual Increase / Decrease		(550,000)	0	52,931	(323,224)	(87,952)	0	0	0	0	0
Ending Fund Balance			0	411,176	87,952	0	0	0	0	0	0
			0								
CASH Balance				411,364	411,176						
Interfund Loan Balance				0	0						
* Interest Earnings (on Beg of Yr balance)				1.7%	0.0%	0.0%					
** Interest Expense (on negative fund balance)				Actual	Actual	Actual					
Administrative Fees - Annual			9.1%	10.3%							
Administrative Fees - Cumulative			Estimated	9.1%	9.1%	9.1%					
Est. Original Market Value				1,398,900							
Original Tax Capacity				26,478							
Total Market Value			11-30-24-22-0026	3,993,200							
Estimated Tax Capacity			11-30-24-22-0027	78,364							
			11-30-24-22-0024								
Captured Tax Capacity				51,886							
Calculated Tax Increment				52,479							
Variance				(159)							
Tax Rate				1.01508							
Tax Collection Rate				99.64%							
Inflation				0.00%							
Certified Tax Rate	L6		1.01508								
	L7		1.01508								

	County										
TIF DISTRICT #12	*L9 & M1 - 10721*			**TIF DISTRICT #12**							
McGlynn Bakeries-DE	City Fund 048			**McGlynn Bakeries-DECERTIFIED**							
Redevelopment District				**(Special Legislation - TI Available for Northstar Station)**							
03/1992 - 12/2019			**TOTALS**								
		TIF Plan	**To End**	**Actual**	Decertified	**Actual**	Decertified				
		Budget	**of District**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance				188,136	228,282	279,586	238,261	0	0	0	0
Revenues:	**Inflation**				**FINAL YR**						
Tax Increment (TI)	**0.00%**	2,200,000	1,284,486	42,257	51,361						
Market Value Homestead Credit (MVHC)			0								
Bond Proceeds			0								
Loan Proceeds			0								
Other Revenues			0								
Investment Earnings *		220,000	51,799	3,063	6,057						
Change in FMV of investments			0								
Sales/lease proceeds			0								
Transfers In			32,112								
Annual Revenues		2,420,000	1,368,397	45,320	57,418	0	0	0	0	0	0
Expenses											
Land/building acquisition		1,550,000	319,442			Use all for Northstar District					
Site improvements/prep. costs		380,000	493,730			41,936	238,261				
Installation of public utilities			0								
Parking facilities			0								
Streets and sidewalks			0								
Public park facilities			0								
Other public improvements			0		adj to actual						
Admin Fees-City/HRA (TI * %)		220,000	95,803	5,022	4,307						
Professional Services			0								
School Dist. referendum reimb			0								
Interest Expense **			0								
Transfers Out			180								
Debt Service - Bonds		2,895,000	0								
Debt Service - Rev. Notes			451,851								
Debt Service - Other			0								
Interfund loans			0		adj to actual						
Other Expenses	County Admin Fees		7,391	152	1,807	(611)					
Annual Expenses		5,045,000	1,368,397	5,174	6,114	41,325	238,261	0	0	0	0
Annual Increase / Decrease		(2,625,000)	0	40,146	51,304	(41,325)	(238,261)	0	0	0	0
Ending Fund Balance			0	228,282	279,586	238,261	0	0	0	0	0
			0								
CASH Balance				229,093	280,397	255,962	17,701	17,701	17,701		
Interfund Loan Balance				0	0						
* Interest Earnings (on Beg of Yr balance)				1.6%	2.6%	0.0%	0.5%	0.5%	0.0%		
** Interest Expense (on negative fund balance)				Actual	Actual	Actual					
Administrative Fees - Annual			7.5%	11.9%	8.4%						
Administrative Fees - Cumulative			Estimated	7.4%	7.5%	7.5%					
Est. Original Market Value				2,100,200	2,100,200						
Original Tax Capacity				41,254	41,254						
Total Market Value			10-30-24-14-0060	4,090,100	4,520,700						
Estimated Tax Capacity			11-30-24-23-0026	81,052	89,664						
Fiscal Disparities											
Captured Tax Capacity				39,798	48,410						
Calculated Tax Increment				42,257	51,401						
Variance				0	40						
Tax Rate			Avg Rate	1.066	1.065623						
Tax Collection Rate				99.64%	99.64%						
Inflation				0.00%	0.00%						
Certified Tax Rate	L9		1.11211								
	M1		1.02984								
Schedule Payment - Max Amount Owed											

TIF DISTRICT #13	*County N1 - 10722*			**TIF DISTRICT #13**							
Satellite Lane Apts	City Fund 049			**Satellite Lane Apts**							
Redevelopment District				**(Special Legislation - TI Available for Northstar Station)**							
06/1995 - 12/2023			**TOTALS**								
		TIF Plan	**To End**	**Actual**	**Actual**	**Actual**	**Projected ------->**		Decertified		
		Budget	**of District**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance				210,198	251,201	298,555	352,351	406,945	0	0	0
Revenues:	**Inflation**					includes 2019 delinquent taxes					
Tax Increment (TI)	**0.00%**	1,800,000	1,091,081	42,905	45,396	53,647	52,837	59,098	59,098	0	0
Market Value Homestead Credit (MVHC)			43,625								
Bond Proceeds			0								
Loan Proceeds			432,109								
Other Revenues			0								
Investment Earnings *		180,000	77,144	3,475	5,346	3,747	1,756	2,029	0	0	0
Change in FMV of investments			0								
Sales/lease proceeds			0								
Transfers In			431,070								
Annual Revenues	Proj > Budge	1,980,000	2,075,029	46,380	50,742	57,394	54,594	61,128	59,098	0	0
Expenses											
Land/building acquisition		2,500,000	987,176		Use all for Northstar District			Use all for Northstar District			
Site improvements/prep. costs		525,000	531,952				0	468,072	59,098		
Installation of public utilities			0								
Parking facilities		25,000	0								
Streets and sidewalks			0								
Public park facilities			0								
Other public improvements			0			adj to actual					
Admin Fees-City/HRA (TI * %)		180,000	114,339	5,223	3,388	942	No Admin fees should be taken				
Professional Services			0								
School Dist. referendum reimb			0								
Interest Expense **			0								
Transfers Out			424								
Debt Service - Bonds		4,575,000	0								
Debt Service - Rev. Notes			0								
Debt Service - Other			432,109								
Interfund loans			0			adj to actual					
Other Expenses	County Admin Fees		9,029	154		2,656					
Annual Expenses	*	7,805,000	2,075,029	5,377	3,388	3,598	0	468,072	59,098	0	0
Annual Increase / Decrease		(5,825,000)	(0)	41,003	47,354	53,796	54,594	(406,945)	0	0	0
Ending Fund Balance			(0)	251,201	298,555	352,351	406,945	0	0	0	0
			(0)								
* *Approximately $4.0 million in costs*											
of this TIF District were paid by TIF #1											
CASH Balance				252,149	299,503	351,263	405,857	(1,088)	(1,088)		
Interfund Loan Balance				0	0	0	0	0	0		
* Interest Earnings (on Beg of Yr balance)				1.6%	2.1%	1.3%	0.5%	0.5%	0.0%		
** Interest Expense (on negative fund balance)				Actual	Actual	Actual	0.5%	0.5%	0.5%		
Administrative Fees - Annual			10.5%	12.2%	7.5%	1.8%	10.0%	10.0%	10.0%		
Administrative Fees - Cumulative			Estimated	13.4%	13.1%	12.4%	11.8%	11.1%	10.5%	10.5%	10.5%
Est. Original Market Value				140,300	140,300	140,300	140,300	140,300	140,300		
Original Tax Capacity				1,403	1,403	1,403	1,403	1,403	1,403		
Total Market Value				3,927,500	4,123,700	4,479,086	4,645,437	5,179,294	5,179,294		
Estimated Tax Capacity				39,275	41,237	44,791	46,454	51,793	51,793		
Captured Tax Capacity				37,872	39,834	43,388	45,051	50,390	50,390		
Calculated Tax Increment				44,417	46,718	50,886	52,837	59,098	59,098		
Variance				1,512	1,322	(2,761)	0	0	0		
Tax Rate				1.17706	1.17706	1.17706	1.17706	1.17706	1.17706		
Tax Collection Rate				99.64%	99.64%	99.64%	99.64%	99.64%	99.64%		
Inflation				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
Certified Tax Rate			1.17706								

Item 3.

TIF DISTRICT #17	*County R9 - 12820*			**TIF DISTRICT #17**							
Gateway East	City Fund 051			**Gateway East**							
Redevelopment District											
2001 - 12/2028			**TOTALS**								
		TIF Plan Budget	**To End of District**	**Actual 2018**	**Actual 2019**	**Actual 2020**	**Projected -------> 2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance				(319,554)	(283,345)	(245,638)	(203,794)	(157,230)	(109,159)	(61,276)	(13,394)
Revenues:	**Inflation**										
Tax Increment (TI)	**0.00%**	2,000,000	970,990	36,998	38,274	41,566	47,358	47,882	47,882	47,882	47,882
Market Value Homestead Credit (MVHC)			42,977								
Bond Proceeds			0								
Loan Proceeds			0								
Other Revenues			26,092								
Investment Earnings *		200,000	19,329	364	592	461	189	189	0	0	0
Change in FMV of investments			0								
Sales/lease proceeds			0								
Transfers In			225,000								
Annual Revenues		2,200,000	1,284,388	37,362	38,866	42,027	47,547	48,071	47,882	47,882	47,882
Expenses											
Land/building acquisition		627,500	602,963								
Site improvements/prep. costs		1,000,000	26,966								
Installation of public utilities		665,000	264,638								
Parking facilities			0								
Streets and sidewalks		253,610	0								
Public park facilities			0								
Other public improvements			0								
Admin Fees-City/HRA (TI * %)		200,000	168,048	0	0	0	983	No Admin fees should be taken			
Professional Services			34,645	es to actual							
School Dist. referendum reimb			0								
Interest Expense **			0								
Transfers Out			56								
Debt Service - Bonds		3,819,166	0								
Debt Service - Rev. Notes			0								
Debt Service - Other			0								
Interfund loans			0								
Other Expenses	County Admin Fees		8,938	1,153	1,159	183					
Annual Expenses		6,565,276	1,106,254	1,153	1,159	183	983	0	0	0	0
Annual Increase / Decrease		(4,365,276)	178,134	36,209	37,707	41,844	46,564	48,071	47,882	47,882	47,882
Ending Fund Balance			178,134	(283,345)	(245,638)	(203,794)	(157,230)	(109,159)	(61,276)	(13,394)	34,488
			(0)								
Net Present Value @	**0.00%**		178,134								
CASH Balance				18,664	26,024	37,859	37,859	37,859	37,859	37,859	37,859
Interfund Loan Balance				(301,653)	(271,653)	(241,653)	(195,089)	(147,018)	(99,135)	(51,253)	(3,371)
* Interest Earnings (on Beg of Yr balance)				2.8%	3.2%	1.8%	0.5%	0.5%	0.0%	0.0%	0.0%
** Interest Expense (on negative fund balance)				Actual	Actual	Actual	0.5%	0.5%	0.5%	0.5%	0.5%
Administrative Fees - Annual			17.3%	0.0%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Administrative Fees - Cumulative			Estimated	32.8%	30.5%	28.4%	26.4%	24.6%	23.0%	21.6%	20.3%
Est. Original Market Value				329,100	329,100	329,100	329,100	329,100	329,100	329,100	329,100
Original Tax Capacity				3,291	3,291	3,291	3,291	3,291	3,291	3,291	3,291
Total Market Value			35 parcels	4,074,100	4,164,800	4,612,100	5,133,056	5,186,239	5,186,239	5,186,239	5,186,239
Estimated Tax Capacity				40,741	41,648	46,121	51,331	51,862	51,862	51,862	51,862
Captured Tax Capacity				37,450	38,357	42,830	48,040	48,571	48,571	48,571	48,571
Calculated Tax Increment				36,919	37,813	42,222	47,358	47,882	47,882	47,882	47,882
Variance				(79)	(461)	656	0	0	0		
Tax Rate				0.98937	0.98937	0.98937	0.98937	0.98937	0.98937	0.98937	0.98937
Tax Collection Rate				99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%
Inflation				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Certified Tax Rate			0.98937								

TIF DISTRICT #18	*County U4 - 16550*			**TIF DISTRICT #18**							
Gateway West	City Fund 052			**Gateway West**							
Redevelopment District											
2005 - 12/2033			**TOTALS**								
		TIF Plan	**To End**	**Actual**	**Actual**	**Actual**	**Projected ------->**				
		Budget	**of District**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance				(359,975)	(329,846)	(295,878)	(259,079)	(220,767)	(181,737)	(142,762)	(103,787)
Revenues:	**Inflation**										
Tax Increment (TI)	**0.00%**	2,000,000	729,900	31,073	34,593	36,772	38,975	38,975	38,975	38,975	38,975
Market Value Homestead Credit (MVHC)			2,318								
Bond Proceeds			0								
Loan Proceeds			0								
Other Revenues			358,316								
Investment Earnings *		20,000	5,623	256	213	183	55	55	0	0	0
Change in FMV of investments			0								
Sales/lease proceeds			530,369								
Transfers In			852,648	er							
Annual Revenues	Proj > Budge	2,020,000	2,479,174	31,329	34,806	36,955	39,030	39,030	38,975	38,975	38,975
Expenses											
Land/building acquisition		1,800,000	1,994,522								
Site improvements/prep. costs		300,000	72,398								
Installation of public utilities		100,000	0								
Parking facilities			0								
Streets and sidewalks		100,000	0								
Public park facilities			0								
Other public improvements			0								
Admin Fees-City/HRA (TI * %)		100,000	159,773	375	0	0	718	No Admin fees should be taken			
Professional Services			0	adj to actual							
School Dist. referendum reimb			0								
Interest Expense **			0								
Transfers Out			(125)								
Debt Service - Bonds		1,150,000	0								
Debt Service - Rev. Notes			0								
Debt Service - Other			0								
Interfund loans			0	adj to actual							
Other Expenses	County Admin Fees		5,620	825	838	156					
Annual Expenses		3,550,000	2,232,187	1,200	838	156	718	0	0	0	0
Annual Increase / Decrease		(1,530,000)	246,987	30,129	33,968	36,799	38,312	39,030	38,975	38,975	38,975
Ending Fund Balance			246,987	(329,846)	(295,878)	(259,079)	(220,767)	(181,737)	(142,762)	(103,787)	(64,812)
			(0)								
CASH Balance				976	4,944	10,987	10,987	10,987	10,987	10,987	10,987
Interfund Loan Balance				(330,109)	(300,109)	(270,109)	(231,797)	(192,767)	(153,792)	(114,817)	(75,843)
* Interest Earnings (on Beg of Yr balance)				29.1%	21.8%	3.7%	0.5%	0.5%	0.0%	0.0%	0.0%
** Interest Expense (on negative fund balance)				Actual	Actual	Actual					
Administrative Fees - Annual			21.9%	1.2%	0.0%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Administrative Fees - Cumulative			Estimated	104.7%	85.3%	71.3%	60.9%	53.0%	47.0%	42.1%	38.2%
Original Market Value				574,480	574,480	443,160	443,160	443,160	443,160	443,160	443,160
Original Tax Capacity				4,693	4,693	4,430	4,430	4,430	4,430	4,430	4,430
Total Market Value			20 parcels	3,835,100	4,216,300	4,426,117	4,679,882	4,679,882	4,679,882	4,679,882	4,679,882
Estimated Tax Capacity				38,351	42,163	44,261	46,799	46,799	46,799	46,799	46,799
Captured Tax Capacity				33,658	37,470	39,831	42,369	42,369	42,369	42,369	42,369
Calculated Tax Increment				30,962	34,469	36,641	38,975	38,975	38,975	38,975	38,975
Variance				(111)	(124)	(131)	0	0	0		
Tax Rate				0.92322	0.92322	0.92322	0.92322	0.92322	0.92322	0.92322	0.92322
Tax Collection Rate				99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%
Inflation				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Certified Tax Rate			0.92322								

TIF DISTRICT #19	*County U8 - 16663*			**TIF DISTRICT #19**							
5110 Main St NE (Ind	City Fund 053			**5110 Main St NE (Ind Eq)**							
Redevelopment District											
2007 - 12/2034			**TOTALS**								
		TIF Plan	**To End**	**Actual**	**Actual**	**Actual**	**Projected ------->**				
		Budget	**of District**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance				(5,543)	(5,837)	(5,769)	(2,541)	(2,225)	(1,907)	(1,907)	(1,907)
				If no further expenses are incurred							
Revenues:	**Inflation**			TIF district should be decertified							
Tax Increment (TI)	**0.00%**	5,000,000	2,015,249	121,245	139,557	146,704	155,460	141,263	141,263	141,263	0
Market Value Homestead Credit (MVHC)			0	after final revenue note payment.							
Bond Proceeds			0								
Loan Proceeds			0								
Other Revenues			0								
Investment Earnings *		50,000	6,167	68	123	68	316	318	0	0	0
Change in FMV of investments			0								
Sales/lease proceeds			0								
Transfers In			0								
Annual Revenues		5,050,000	2,021,416	121,313	139,680	146,772	155,776	141,581	141,263	141,263	0
Expenses											
Land/building acquisition		600,000	0								
Site improvements/prep. costs		900,000	0								
Installation of public utilities			0								
Parking facilities		550,000	0								
Streets and sidewalks			0								
Public park facilities			0								
Other public improvements			0		adj to actual						
Admin Fees-City/HRA (TI * %)		500,000	206,526	12,488	13,499	11,020	15,546	14,126	14,126	14,126	0
Professional Services			0								
School Dist. referendum reimb			0								
Interest Expense **			0								
Transfers Out			0								
Debt Service - Bonds		2,500,000	0								
Debt Service - Rev. Notes			1,810,233	108,683	125,206	131,558	139,914	127,137	127,137	127,137	
Debt Service - Other			0								
Interfund loans			0		adj to actual						
Other Expenses	County Admin Fees		6,564	436	907	966					
Annual Expenses		5,050,000	2,023,323	121,607	139,612	143,544	155,460	141,263	141,263	141,263	0
Annual Increase / Decrease		0	(1,907)	(294)	68	3,228	316	318	0	0	0
Ending Fund Balance			(1,907)	(5,837)	(5,769)	(2,541)	(2,225)	(1,907)	(1,907)	(1,907)	(1,907)
			0								
CASH Balance				47,995	55,607	63,238	63,554	63,872	63,872	63,872	
Interfund Loan Balance				0	0	0	0	0	0	0	
* Interest Earnings (on Beg of Yr balance)				0.1%	0.3%	0.1%	0.5%	0.5%	0.0%	0.0%	
** Interest Expense (on negative fund balance)				Actual	Actual	Actual	0.5%	0.5%	0.0%	0.0%	
Administrative Fees - Annual			10.2%	10.3%	9.7%	7.5%	10.0%	10.0%	10.0%	10.0%	
Administrative Fees - Cumulative			Estimated	10.8%	10.7%	10.3%	10.3%	10.3%	10.3%	10.2%	
Original Market Value				2,318,900	2,318,900	2,318,900	2,318,900	2,318,900	2,318,900	2,318,900	
Original Tax Capacity				45,628	45,628	45,628	45,628	45,628	45,628	45,628	
Total Market Value			27-30-24-14-0006	9,337,000	10,000,000	10,799,300	11,337,900	10,514,300	10,514,300	10,514,300	
Estimated Tax Capacity				185,990	199,250	215,236	226,008	209,536	209,536	209,536	
Captured Tax Capacity				140,362	153,622	169,608	180,380	163,908	163,908	163,908	
Calculated Tax Increment				120,970	132,399	146,176	155,460	141,263	141,263	141,263	
Variance				(275)	(7,158)	(528)	0	0	0	0	
Tax Rate				0.86496	0.86496	0.86496	0.86496	0.86496	0.86496	0.86496	
Tax Collection Rate				99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	
Inflation				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Certified Tax Rate			0.86496								
						One building is 128,000 sf and the other is 74,880 sf					

TIF DISTRICT #20	*County W5) - 18344*			**TIF DISTRICT #20**							
BAE Site (Northern Stacks)	City Fund 055			**BAE Site (Northern Stacks)**							
Redevelopment District											
2012 - 12/2041			**TOTALS**								
		TIF Plan	**To End**	**Actual**	**Actual**	**Actual**	**Projected ------->**				
		Budget	**of District**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance				(99,202)	(161,229)	561,631	804,489	1,768,489	2,743,116	3,706,774	4,673,557
Revenues:	**Inflation**										
Tax Increment (TI)	**0.00%**	48,500,000	54,686,873	845,138	1,699,274	2,114,091	2,279,597	2,332,301	2,332,301	2,332,301	2,332,301
Market Value Homestead Credit (MVHC)			0								
Bond Proceeds			0			Bonds proceeds less COI					
Loan Proceeds			14,962,612			14,962,612					
Other Revenues			45,000		45,000						
Investment Earnings *		485,000	9,242				2,400	7,220	0	0	0
Change in FMV of investments			0								
Sales/lease proceeds			0								
Transfers In			0								
Annual Revenues	Proj > Budge Proj TI > Budget	48,985,000	69,703,727	845,138	1,744,274	17,076,703	2,281,997	2,339,521	2,332,301	2,332,301	2,332,301
Expenses											
Land/building acquisition		500,000	0								
Site improvements/prep. costs			0								
Installation of public utilities		15,275,000	0								
Parking facilities			0								
Streets and sidewalks			0								
Public park facilities			0								
Other public improvements			0								
Admin Fees-City/HRA (TI * %)		4,850,000	5,693,438	145,378	248,923	204,279	227,960	233,230	233,230	233,230	233,230
Professional Services			0								
School Dist. referendum reimb			0								
Interest Expense **			0								
Transfers Out			0			*includes DSR*					
Debt Service - Bonds			17,499,187			863,674	1,090,038	1,131,663	1,135,413	1,132,288	1,132,288
Debt Service - Rev. Notes		28,360,000	18,278,286	757,351	766,374	15,765,892	Rev Note 2-1-2020				
Debt Service - Other			0			0	Pay off revenue note				
Interfund loans			0	estimate							
Other Expenses	County Admin Fees		21,166	4,436	6,117	0					
Annual Expenses		48,985,000	41,492,077	907,165	1,021,414	16,833,845	1,317,998	1,364,893	1,368,643	1,365,518	1,365,518
Annual Increase / Decrease		0	28,211,649	(62,027)	722,860	242,858	964,000	974,628	963,658	966,783	966,783
Ending Fund Balance			28,211,649	(161,229)	561,631	804,489	1,768,489	2,743,116	3,706,774	4,673,557	5,640,340
			0			bond pmts due 2/1 are reflected in preceeding year					
						after Feb 1st pmt of following year					
G.O. TI Bonds - TIF 20						13,420,000	12,715,000	11,970,000	11,190,000	10,370,000	9,510,000
CASH Balance				213,975	522,331	480,007	1,444,007	2,418,634	3,382,292	4,349,075	5,315,858
Interfund Loan Balance				0	0	0	0	0	0	0	0
* Interest Earnings (on Beg of Yr balance)							0.5%	0.5%	0.0%	0.0%	0.0%
** Interest Expense (on negative fund balance)				Actual	Actual	Actual					
Administrative Fees - Annual			10.4%	17.2%	14.6%	9.7%	10.0%	10.0%	10.0%	10.0%	10.0%
Administrative Fees - Cumulative			Estimated	17.8%	16.4%	13.9%	12.8%	12.2%	11.8%	11.5%	11.3%
Original Market Value	27-30-24-42-0003			14,228,900	14,228,900	14,228,900	14,228,900	14,228,900	14,228,900	14,228,900	14,228,900
Original Tax Capacity	27-30-24-42-0004			283,651	280,651	280,651	280,651	280,651	280,651	280,651	280,651
Total Market Value	27-30-24-42-0005		0	50,085,700	87,981,900	112,912,400	118,108,900	120,497,900	120,497,900	120,497,900	120,497,900
Estimated Tax Capacity	27-30-24-43-0002			997,704	1,754,128	2,244,603	2,347,292	2,395,072	2,395,072	2,395,072	2,395,072
Captured Tax Capacity				714,054	1,473,477	1,963,952	2,066,641	2,114,421	2,114,421	2,114,421	2,114,421
Calculated Tax Increment				839,436	1,750,972	2,106,485	2,279,597	2,332,301	2,332,301	2,332,301	2,332,301
Variance				(5,702)	51,698	(7,606)	0	0	0	0	0
Tax Rate				1.17984	1.19262	1.07645	1.10703	1.10703	1.10703	1.10703	1.10703
Tax Collection Rate				99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%
Inflation				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Certified Tax Rate			1.29928								

TIF DISTRICT #20A (H	*County W5) - 18344*			**TIF DISTRICT #20A (HSS)**							
BAE Site (HSS)	City Fund 056			**BAE Site (HSS)**							
Redevelopment District											
2012 - 12/2039			**TOTALS**								
		TIF Plan	**To End**	**Actual**	**Actual**	**Actual**	**Projected ------->**				
		Budget	**of District**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance				(2,730,110)	(3,018,755)	(2,983,228)	(2,836,443)	(2,730,168)	(2,574,047)	(2,412,462)	(2,245,222)
Revenues:	**Inflation**						*assumes lower tax rate in future years*				
Tax Increment (TI)	**0.00%**	8,350,000	6,498,092	328,665	308,544	301,019	309,571	279,641	279,641	279,641	279,641
Market Value Homestead Credit (MVHC)			0								
Bond Proceeds			0								
Loan Proceeds			0								
Other Revenues			0								
Investment Earnings *		83,500	(4,517)		304	890	0	0	0	0	0
Change in FMV of investments			0								
Sales/lease proceeds			0								
Transfers In			0								
Annual Revenues		8,433,500	6,493,575	328,665	308,848	301,909	309,571	279,641	279,641	279,641	279,641
Expenses											
Land/building acquisition			0	*Funds borrowed from HRA Gen' Fund*							
Site improvements/prep. costs		4,998,500	4,500,000	487,278	135,041	19,864	73,063	remaining			
Installation of public utilities			0								
Parking facilities			0								
Streets and sidewalks			0								
Public park facilities			0								
Other public improvements			0								
Admin Fees-City/HRA (TI * %)		835,000	659,836	32,352	31,505	30,798	30,957	27,964	27,964	27,964	27,964
Professional Services			0								
School Dist. referendum reimb			0								
Interest Expense **		2,600,000	1,323,121	95,497	105,664	104,462	99,276	95,556	90,092	84,436	78,583
Transfers Out			0								
Debt Service - Bonds			0								
Debt Service - Rev. Notes			0								
Debt Service - Other			0								
Interfund loans			0	estimate							
Other Expenses	County Admin Fees		10,617	2,183	1,111	0					
Annual Expenses		8,433,500	6,493,575	617,310	273,321	155,124	203,296	123,520	118,056	112,400	106,547
Annual Increase / Decrease		0	(0)	(288,645)	35,527	146,785	106,275	156,121	161,585	167,240	173,094
Ending Fund Balance			(0)	(3,018,755)	(2,983,228)	(2,836,443)	(2,730,168)	(2,574,047)	(2,412,462)	(2,245,222)	(2,072,128)
			(0)			Decertify HSS when all expenditures have been made,					
						and enough tax increment is collected to bring Fund Balance to 0					
						All Available Tax Increment used to repay interfund loan from HRA Gen'l Fd					
CASH Balance											
Interfund Loan Balance				(3,018,967)	(2,984,631)	(2,839,093)	(2,732,818)	(2,576,697)	(2,415,112)	(2,247,872)	(2,074,778)
* Interest Earnings (on Beg of Yr balance)							0.5%	0.5%	0.0%	0.0%	0.0%
** Interest Expense (on negative fund balance)				Actual	Actual	Actual	3.5%	3.5%	3.5%	3.5%	3.5%
Administrative Fees - Annual			10.2%	9.8%	10.2%	10.2%	10.0%	10.0%	10.0%	10.0%	10.0%
Administrative Fees - Cumulative			Estimated	10.5%	10.5%	10.4%	10.4%	10.3%	10.3%	10.3%	10.3%
Original Market Value				0	0	0	0	0	0	0	0
Original Tax Capacity				0	0	0	0	0	0	0	0
Total Market Value			0	14,228,900	14,228,900	14,228,900	14,228,900	14,228,900	14,228,900	14,228,900	14,228,900
Estimated Tax Capacity				283,651	280,651	280,651	280,651	280,651	280,651	280,651	280,651
Captured Tax Capacity				283,651	280,651	280,651	280,651	280,651	280,651	280,651	280,651
Calculated Tax Increment				333,458	333,505	301,019	309,571	279,641	279,641	279,641	279,641
Variance				4,793	24,961	0	0	0	0	0	0
Tax Rate				1.17984	1.19262	1.07645	1.10703	1	1	1	1
Tax Collection Rate				99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%
Inflation				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Certified Tax Rate			1.29928								

TIF DISTRICT #21	*County X2 - 18264*			**TIF DISTRICT #21**							
Gateway Northeast (Cielo)	City Fund 054			**Gateway Northeast (Cielo)**							
Redevelopment District											
2012 - 12/2042			**TOTALS**								
		TIF Plan	**To End**	**Actual**	**Actual**	**Actual**	**Projected ------->**				
		Budget	**of District**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance				(3,835,204)	(3,772,757)	(3,552,790)	(3,238,375)	(2,411,876)	(1,994,517)	(1,560,627)	(1,109,382)
							Decertify when fund balance positive				
Revenues:	**Inflation**			*Phases 1&2*			*Phases 1,2,3*				Decertify w
Tax Increment (TI)	**0.00%**	8,500,000	5,296,697	231,711	412,245	508,333	560,273	572,192	572,192	572,192	572,192
Market Value Homestead Credit (MVHC)			0	ntil 2017							
Bond Proceeds			0								
Loan Proceeds			0								
Other Revenues			246								
Investment Earnings *		85,000	15,814	1,256	2,127	1,882	163	163	0	0	0
Change in FMV of investments			0								
Sales/lease proceeds		1,000,000	0	Land sales shown in General Fund							
Transfers In			1,000,000			0					
Annual Revenues		9,585,000	6,312,757	232,967	414,372	510,215	560,435	572,355	572,192	572,192	572,192
Expenses							Move exp back to Gen'l Fd				
Land/building acquisition		4,235,000	3,720,429				(452,928)				
Site improvements/prep. costs		500,000	4,548								
Installation of public utilities			0								
Parking facilities			0								
Streets and sidewalks			0								
Public park facilities			0								
Other public improvements			0		adj to actual	adj to actual					
Admin Fees-City/HRA (TI * %)		850,000	540,927	15,965	41,667	50,650	56,027	57,219	57,219	57,219	57,219
Professional Services			0								
School Dist. referendum reimb			0								
Interest Expense **		4,000,000	1,676,146	153,721	151,070	143,113	130,837	97,777	81,083	63,727	45,677
Transfers Out			0								
Debt Service - Bonds			0								
Debt Service - Rev. Notes			0								
Debt Service - Other			0								
Interfund loans			0		adj to actual	adj to actual					
Other Expenses	County Admin Fees		15,136	834	1,668	2,037					
Annual Expenses		9,585,000	5,957,185	170,520	194,405	195,800	(266,064)	154,996	138,302	120,946	102,897
Annual Increase / Decrease		0	355,571	62,447	219,967	314,415	826,499	417,359	433,890	451,246	469,296
Ending Fund Balance			355,571	(3,772,757)	(3,552,790)	(3,238,375)	(2,411,876)	(1,994,517)	(1,560,627)	(1,109,382)	(640,086)
			0	t used to repay interfund loan from HRA Gen'l Fd							
CASH Balance				310	25,025	32,553	32,553	32,553	32,553	32,553	32,553
Interfund Loan Balance				(3,776,746)	(3,577,815)	(3,270,928)	(2,444,429)	(2,027,070)	(1,593,180)	(1,141,935)	(672,639)
* Interest Earnings (on Beg of Yr balance)				15.2%	686.1%	7.5%	0.5%	0.5%	0.0%	0.0%	0.0%
** Interest Expense (on negative fund balance)				Actual	Actual	Actual	4.0%	4.0%	4.0%	4.0%	4.0%
Administrative Fees - Annual			10.2%	6.9%	10.1%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Administrative Fees - Cumulative			Estimated	12.9%	11.4%	10.9%	10.6%	10.5%	10.4%	10.3%	10.3%
Original Market Value				1,749,600	1,749,600	2,494,700	2,273,500	2,273,500	2,273,500	2,273,500	2,273,500
Original Tax Capacity				32,040	32,040	28,419	28,419	28,419	28,419	28,419	28,419
Total Market Value			12 parcels	15,755,500	27,031,300	33,442,000	37,907,600	38,665,700	38,665,700	38,665,700	38,665,700
Estimated Tax Capacity				197,265	338,212	418,025	473,845	483,321	483,321	483,321	483,321
Captured Tax Capacity				165,225	306,172	389,606	445,426	454,902	454,902	454,902	454,902
Calculated Tax Increment				232,375	412,360	506,501	560,273	572,192	572,192	572,192	572,192
Variance				664	115	(1,832)	0	0	0	0	0
Tax Rate				1.4115	1.35169	1.30473	1.26238	1.26238	1.26238	1.26238	1.26238
Tax Collection Rate				99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%
Inflation				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Certified Tax Rate	ISD 14, Miss WMO		1.52591								

Item 3.

TIF DISTRICT #22	*County X5 - 18305*			**TIF DISTRICT #22**							
Northstar Transit Station	City Fund 057			**Northstar Transit Station**							
Redevelopment District											
2013 - 12/2042			**TOTALS**								
		TIF Plan Budget	**To End of District**	**Actual 2018**	**Actual 2019**	**Actual 2020**	**Projected -------> 2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance				131,447	215,278	490,266	855,034	1,504,072	1,424,045	1,336,398	1,255,330
				flation							
Revenues:	**Inflation**			luded							
Tax Increment (TI)	**0.00%**	94,200,000	30,415,361	178,062	381,781	436,516	716,291	1,270,860	1,270,860	1,367,273	1,367,273
Market Value Homestead Credit (MVHC)			0								
Bond Proceeds			0								
Loan Proceeds			0								
Other Revenues			0								
Investment Earnings *		500,000	26,377	1,643	5,486	7,373	4,375	7,621	0	0	0
Change in FMV of investments			0								
Sales/lease proceeds		1,000,000	0								
Transfers In			17,487								
Annual Revenues		95,700,000	30,459,225	179,705	387,267	443,889	720,667	1,278,481	1,270,860	1,367,273	1,367,273
Expenses											
Land/building acquisition		12,280,000	0								
Site improvements/prep. costs		10,000,000	7,556,891	26,243	21,052	3,887		750,000	750,000	750,000	750,000
Installation of public utilities		1,000,000	0								
Parking facilities		20,000,000	0								
Streets and sidewalks			0								
Public park facilities			0								
Other public improvements			0		adj to actual	adj to actual					
Admin Fees-City/HRA (TI * %)		9,420,000	3,215,703	68,990	88,502	75,225	71,629	127,086	127,086	136,727	136,727
Professional Services			0								
School Dist. referendum reimb			0								
Interest Expense **		43,000,000	0								
Transfers Out			0								
Debt Service - Bonds			0					Station Village - 3 Rev Notes			
Debt Service - Rev. Notes			11,633,508					481,421	481,421	561,614	561,614
Debt Service - Other			0								
Interfund loans			0		adj to actual	adj to actual					
Other Expenses	County Admin Fees		7,021	641	2,725	9					
Annual Expenses		95,700,000	22,413,123	95,874	112,279	79,121	71,629	1,358,507	1,358,507	1,448,341	1,448,341
Annual Increase / Decrease		0	8,046,102	83,831	274,988	364,768	649,038	(80,026)	(87,647)	(81,068)	(81,068)
Ending Fund Balance			8,046,102	215,278	490,266	855,034	1,504,072	1,424,045	1,336,398	1,255,330	1,174,262
			(0)								
CASH Balance				218,938	492,576	875,082	1,524,120	1,444,093	1,356,446	1,275,378	1,194,310
Interfund Loan Balance				0	0	0	0	0	0	0	0
* Interest Earnings (on Beg of Yr balance)				1.2%	2.5%	1.5%	0.5%	0.5%	0.0%	0.0%	0.0%
** Interest Expense (on negative fund balance)				Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Administrative Fees - Annual			10.6%	38.7%	23.2%	17.2%	10.0%	10.0%	10.0%	10.0%	10.0%
Administrative Fees - Cumulative			Estimated	35.6%	29.2%	24.8%	19.2%	15.5%	13.9%	13.0%	12.4%
						parcels removed		parcels added back			
Original Market Value				76,161,083	76,161,083	26,323,400	28,506,600	27,323,400	27,323,400	27,323,400	27,323,400
Original Tax Capacity	C/I & rental			1,221,288	1,221,288	483,950	511,240	515,200	515,200	515,200	515,200
Total Market Value - Taxable			0	85,530,668	90,743,623	44,197,000	58,202,400	93,266,100	93,266,100	103,486,100	103,486,100
Estimated Tax Capacity				1,347,079	1,510,442	818,512	1,080,704	1,525,555	1,525,555	1,602,205	1,602,205
Captured Tax Capacity				125,791	289,154	334,562	569,464	1,010,355	1,010,355	1,087,005	1,087,005
Calculated Tax Increment				176,915	389,440	434,941	716,291	1,270,860	1,270,860	1,367,273	1,367,273
Variance				(1,147)	7,659	(1,575)	0	0	0	0	0
Tax Rate				1.4115	1.35169	1.30473	1.26238	1.26238	1.26238	1.26238	1.26238
Tax Collection Rate				99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%
Inflation				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Certified Tax Rate	ISD 14, Miss WMO		1.52591								

TIF DISTRICT #23	*County Z1 - 19198*			**TIF DISTRICT #23**							
Locke Park Pointe	City Fund 058			**Locke Park Pointe**							
Redevelopment District											
2017 - 12/2045			**TOTALS**								
		TIF Plan	**To End**	**Actual**	**Actual**	**Actual**	**Projected ------->**				
		Budget	**of District**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance				(87,920)	(1,182,371)	(2,110,327)	(2,184,406)	(3,720,065)	(3,724,363)	(3,597,827)	(3,466,230)
Revenues:	**Inflation**										
Tax Increment (TI)	**0.00%**	27,600,000	8,122,888			9,184	78,624	195,299	340,860	340,860	340,860
Market Value Homestead Credit (MVHC)			0	TI Deferred until 2020							
Bond Proceeds			0								
Loan Proceeds			0								
Other Revenues			0								
Investment Earnings *		250,000	0		0	0	0	0	0	0	0
Change in FMV of investments			0		loan pmt offset to land sale						
Sales/lease proceeds		1,000,000	114,825		114,825	Land sales shown in General Fund					
Transfers In			0		0						
Annual Revenues		28,850,000	8,237,713	0	114,825	9,184	78,624	195,299	340,860	340,860	340,860
Expenses											
Land/building acquisition		4,670,000	893,812				893,812	Move prior costs, net of land sales, from HRA Gen'l Fd			
Site improvements/prep. costs		3,000,000	1,995,680	1,047,527	891,122	57,031					
Installation of public utilities		5,000,000	27,196		actual 2019						
Parking facilities			0								
Streets and sidewalks			0								
Public park facilities			0								
Other public improvements		2,170,000	593,969				593,969	Move prior costs from HRA Gen'l fund			
Admin Fees-City/HRA (TI * %)		2,760,000	953,288	46,924	29,791	5,618	7,862	19,530	34,086	34,086	34,086
Professional Services			0		adj to actual						
School Dist. referendum reimb			0		add interest expense on interfund loan starting from date of expenditure						
Interest Expense **		11,250,000	1,962,068		0	0	86,634	148,061	148,232	143,171	137,907
Transfers Out			0								
Debt Service - Bonds			0		int portion of city loan pmt						
Debt Service - Rev. Notes			775,658	TI to City	20,000	19,520	32,006	32,006	32,006	32,006	32,006
Debt Service - Other			0								
Interfund loans			0								
Other Expenses	County Admin Fees		104,101		101,868	1,094					
Annual Expenses		28,850,000	7,305,773	1,094,451	1,042,781	83,263	1,614,284	199,596	214,324	209,263	203,999
					0						
Annual Increase / Decrease		0	931,940	(1,094,451)	(927,956)	(74,079)	(1,535,659)	(4,297)	126,536	131,597	136,861
Ending Fund Balance			931,940	(1,182,371)	(2,110,327)	(2,184,406)	(3,720,065)	(3,724,363)	(3,597,827)	(3,466,230)	(3,329,369)
			(0)	ent used to repay interfund loans from HRA Gen'l Fd & City							
CASH Balance				0	0	0	0	0	0	0	0
Interfund Loan Balance				(1,104,695)	(2,079,146)	(2,165,854)	(3,701,513)	(3,705,811)	(3,579,275)	(3,447,678)	(3,310,817)
* Interest Earnings (on Beg of Yr balance)				0.0%			0.5%	0.5%	0.0%	0.0%	0.0%
** Interest Expense (on negative fund balance)				Actual	4.0%	104.0%	4.0%	4.0%	4.0%	4.0%	4.0%
Administrative Fees - Annual			11.7%			61.2%	10.0%	10.0%	10.0%	10.0%	10.0%
Administrative Fees - Cumulative			Estimated			1545.3%	170.6%	59.8%	32.6%	24.6%	20.8%
Original Market Value				0	80,000		3,901,920	4,039,600	4,039,600	4,039,600	4,039,600
Original Tax Capacity	rental			0	1,200	13,372	42,487	40,396	40,396	40,396	40,396
Total Market Value			0	0	80,000	2,100,800	11,076,700	21,000,000	33,641,000	33,641,000	33,641,000
Estimated Tax Capacity				0	1,200	21,008	110,767	210,000	336,410	336,410	336,410
Captured Tax Capacity				0	0	7,636	68,280	169,604	296,014	296,014	296,014
Calculated Tax Increment				0	0	9,159	78,624	195,299	340,860	340,860	340,860
Variance				#VALUE!	0	(25)	0	0	0	0	0
					0	0	0				
Tax Rate				1.3014	1.24186	1.20377	1.15566	1.15566	1.15566	1.15566	1.15566
Tax Collection Rate				99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%
Inflation				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Certified Tax Rate			1.32488								

TIF DISTRICT #24	*County - 19370*			**TIF DISTRICT #24**							
Stacks VIII	City Fund 059			**Stacks VIII**							
Soils Condition District											
2020 - 12/2039			**TOTALS**								
		TIF Plan Budget	**To End of District**	**Actual 2018**	**Actual 2019**	**Actual 2020**	**Projected -------> 2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance				0	(9,299)	6,179	(32,187)	(32,187)	(32,187)	(32,187)	(32,187)
Revenues:	**Inflation**				1st receipt of TI						
Tax Increment (TI)	**0.00%**	3,274,000	982,507	0	20,019	0	47,225	50,848	50,848	50,848	50,848
Market Value Homestead Credit (MVHC)			0								
Bond Proceeds			0								
Loan Proceeds			0								
Other Revenues			0								
Investment Earnings *		33,000	0				0	0	0	0	0
Change in FMV of investments			0								
Sales/lease proceeds			0								
Transfers In			0								
Annual Revenues		3,307,000	982,507	0	20,019	0	47,225	50,848	50,848	50,848	50,848
Expenses											
Land/building acquisition			0								
Site improvements/prep. costs		1,439,600	0								
Installation of public utilities			0								
Parking facilities			0								
Streets and sidewalks			0								
Public park facilities			0								
Other public improvements			0								
Admin Fees-City/HRA (TI * %)		327,400	128,998	9,299	2,457	20,993	4,723	5,085	5,085	5,085	5,085
Professional Services			0								
School Dist. referendum reimb			0								
Interest Expense **		1,540,000	0								
Transfers Out			0								
Debt Service - Bonds			0		payout 90% of 2019 TI						
Debt Service - Rev. Notes			884,191			17,952	42,503	45,763	45,763	45,763	45,763
Debt Service - Other			0								
Interfund loans			0								
Other Expenses	County Admin Fees		1,505		2,084	(579)					
Annual Expenses		3,307,000	1,014,694	9,299	4,541	38,366	47,225	50,848	50,848	50,848	50,848
Annual Increase / Decrease		0	(32,187)	(9,299)	15,478	(38,366)	0	0	0	0	0
Ending Fund Balance			(32,187)	(9,299)	6,179	(32,187)	(32,187)	(32,187)	(32,187)	(32,187)	(32,187)
			0								
CASH Balance				0	7,185	0	0	0	0	0	0
Interfund Loan Balance				(8,293)	0	(32,187)	0	0	0	0	0
* Interest Earnings (on Beg of Yr balance)						0.0%	0.5%	0.5%	0.0%	0.0%	0.0%
** Interest Expense (on negative fund balance)				Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual
Administrative Fees - Annual			13.1%		12.3%		10.0%	10.0%	10.0%	10.0%	10.0%
Administrative Fees - Cumulative			Estimated		58.7%	163.6%	55.7%	36.0%	28.2%	24.0%	21.4%
Original Market Value				0	5,815,800	5,815,800	5,815,800	5,815,800	5,815,800	5,815,800	5,815,800
Original Tax Capacity				0	115,566	115,566	115,566	115,566	115,566	115,566	115,566
Total Market Value			0	0	6,664,200	5,539,100	7,866,400	8,023,700	8,023,700	8,023,700	8,023,700
Estimated Tax Capacity				0	132,534	110,032	156,578	159,724	159,724	159,724	159,724
Captured Tax Capacity				0	16,968	(5,534)	41,012	44,158	44,158	44,158	44,158
Calculated Tax Increment				0	19,947	0	47,225	50,848	50,848	50,848	50,848
Variance				0	(72)	0	0	0	0	0	0
					0	0	0				
Tax Rate				1.17984	1.17984	1.17984	1.15566	1.15566	1.15566	1.15566	1.15566
Tax Collection Rate				99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%
Inflation				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Certified Tax Rate			1.17984								

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TIF DISTRICT #25	*County -*			**TIF DISTRICT #25**							
Holly Center	City Fund			**Holly Center**							
Redevelopment District											
2020 - 12/2048			**TOTALS**								
		TIF Plan	**To End**	**Actual**	**Actual**	**Actual**	**Projected ------->**				
		Budget	**of District**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance				0	0	0	(6,815)	685	685	685	685
Revenues:	**Inflation**										
Tax Increment (TI)	**0.00%**	18,400,000	9,439,287						315,489	480,200	480,200
Market Value Homestead Credit (MVHC)			0						Minimum Assessment Agreement		
Bond Proceeds			0								
Loan Proceeds			0								
Other Revenues			0								
Investment Earnings *		184,000	0						0	0	0
Change in FMV of investments			0								
Sales/lease proceeds			0								
Transfers In			0								
Annual Revenues		18,584,000	9,439,287	0	0	0	0	0	315,489	480,200	480,200
Expenses											
Land/building acquisition		3,000,000	0								
Site improvements/prep. costs		5,484,000	0								
Installation of public utilities		500,000	0								
Parking facilities			0								
Streets and sidewalks			0								
Public park facilities			0								
Other public improvements			0				TIF application fee				
Admin Fees-City/HRA (TI * %)		1,840,000	943,244			6,815	(7,500)	0	31,549	48,020	48,020
Professional Services			0								
School Dist. referendum reimb			0								
Interest Expense **		7,760,000	0								
Transfers Out			0								
Debt Service - Bonds			0								
Debt Service - Rev. Notes			8,495,359				0	0	283,940	432,180	432,180
Debt Service - Other			0								
Interfund loans			0								
Other Expenses	County Admin Fees		0								
Annual Expenses		18,584,000	9,438,602	0	0	6,815	(7,500)	0	315,489	480,200	480,200
Annual Increase / Decrease		0	685	0	0	(6,815)	7,500	0	(0)	0	0
Ending Fund Balance			685	0	0	(6,815)	685	685	685	685	685
			0								
CASH Balance						0	7,500	7,500	7,500	7,500	7,500
Interfund Loan Balance						(32,187)	0	0	0	0	0
* Interest Earnings (on Beg of Yr balance)							0.5%	0.5%	0.0%	0.0%	0.0%
** Interest Expense (on negative fund balance)							0.5%	0.5%	0.0%	0.0%	0.0%
Administrative Fees - Annual			10.0%				10.0%	10.0%	10.0%	10.0%	10.0%
Administrative Fees - Cumulative			Estimated						9.8%	9.9%	9.9%
Original Market Value									5,017,400	5,017,400	5,017,400
Original Tax Capacity									62,718	62,718	62,718
Total Market Value			0						25,000,000	34,750,000	34,750,000
Estimated Tax Capacity									312,500	442,906	442,906
Captured Tax Capacity									249,783	380,189	380,189
Calculated Tax Increment									315,489	480,200	480,200
Variance									#VALUE!	0	0
							0				
Tax Rate							1.26762	1.26762	1.26762	1.26762	1.26762
Tax Collection Rate				99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%
Inflation				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Certified Tax Rate			1.31138								

Housing Replacement	*County O4,O5,O6,Q2,Q3,Q4,S3,S4,S5,S6,T7*			**Housing Replacement**							
Program	City Fund 065			**Program**							
Housing District											
7/18/1996 -			**TOTALS**								
(15 year max TI per parcel)		**TIF Plan**	**Through**	**Actual**	**Actual**	**Actual**	**Projected ------->**				
(100 maximum # of parcels)		**Budget**	**2032**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance				213,484	222,245	65,688	102,670	159,458	213,847	267,435	321,022
				014 TI							
Revenues:	**Inflation**										
Tax Increment (TI)	**0.00%**	2,856,421	1,065,304	44,605	42,771	46,513	56,272	53,588	53,588	53,588	53,588
Market Value Homestead Credit (MVHC)			23,299								
Bond Proceeds			0								
Loan Proceeds		58,425	724,445								
Other Revenues		2,451,600	5,008								
Investment Earnings *		24,180	89,656	3,340	2,220	888	517	801	0	0	0
Change in FMV of investments			0								
Sales/lease proceeds			1,179,437	116,496	98,118	HRP 14					
Transfers In		4,695,255	860,455								
Annual Revenues		10,085,881	3,947,604	164,441	143,109	47,401	56,788	54,389	53,588	53,588	53,588
Expenses					HRP 14						
Land/building acquisition		7,086,000	2,107,828	77,236	187,066						
Site improvements/prep. costs		1,589,000	360,279	72,761	112,600	1,545					
Installation of public utilities		404,481	0								
Parking facilities			0								
Streets and sidewalks			0								
Public park facilities			0								
Other public improvements			0			adj to actual					
Admin Fees-City/HRA (TI * %)		366,800	113,318	5,683		(14,110)	No Admin fees should be taken				
Professional Services			0								
School Dist. referendum reimb			0								
Interest Expense **		639,600	0								
Transfers Out			724,805								
Debt Service - Bonds			0								
Debt Service - Rev. Notes			0								
Debt Service - Other			0								
Interfund loans			0			adj to actual					
Other Expenses	County Admin Fees		43,370			22,984					
Annual Expenses		10,085,881	3,349,599	155,680	299,666	10,419	0	0	0	0	0
Annual Increase / Decrease		0	598,005	8,761	(156,557)	36,982	56,788	54,389	53,588	53,588	53,588
Ending Fund Balance			598,005	222,245	65,688	102,670	159,458	213,847	267,435	321,022	374,610
			0								
			1,121								
CASH Balance				222,907	67,903	103,366	160,154	214,543	268,131	321,719	375,306
Interfund Loan Balance				0	0	0	0	0	0		
* Interest Earnings (on Beg of Yr balance)				1.6%	1.0%	0.5%	0.5%	0.5%	0.0%	0.0%	0.0%
** Interest Expense (on negative fund balance)				Actual	Actual	0.5%	0.5%	0.5%	0.0%	0.0%	0.0%
Administrative Fees - Annual			10.6%	12.7%	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Administrative Fees - Cumulative			Estimated	26.4%	24.3%	19.8%	18.1%	16.6%	15.4%	14.4%	13.5%
Est. Original Market Value				535,100	476,500	553,000	577,600	539,200	539,200	539,200	539,200
Original Tax Capacity				5,351	4,765	5,529	5,776	5,392	5,392	5,392	5,392
Total Market Value				4,492,200	4,332,900	5,003,420	5,569,700	5,293,200	5,293,200	5,293,200	5,293,200
Estimated Tax Capacity				44,922	43,329	50,034	55,697	52,932	52,932	52,932	52,932
Captured Tax Capacity				39,571	38,564	44,505	49,921	47,540	47,540	47,540	47,540
Calculated Tax Increment				44,605	43,470	50,167	56,272	53,588	53,588	53,588	53,588
Variance				0	699	3,654					
Tax Rate	Average			1.13129	1.13129	1.13129	1.13129	1.131287	1.131287	1.131287	1.131287
Tax Collection Rate				99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%
Inflation				0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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HRA			**HRA**							
Revolving Loan Fund	City Fund 020		**Revolving Loan Fund**							
(Special Revenue Fund)										
		TOTALS								
		Through	**Actual**	**Actual**	**Actual**	**Projected ------->**				
		2045	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance			3,036,989	3,070,459	3,127,946	3,161,528	2,819,852	2,490,467	2,153,836	1,817,205
Revenues:	**Inflation**									
Tax Levy	**0.00%**	1,880,242								
Market Value Homestead Cre		0								
Property taxes		0								
Rental		34,558								
Mortgage interest earnings		2,305,384	43,540	49,336	40,057	40,057	40,057	40,057	40,057	40,057
Investment Earnings *		1,212,746	33,436	36,850	20,213	8,954	7,246	0	0	0
Miscellaneous	H&G show	524,077	5,587			0	0	0	0	0
Sales/lease proceeds		63,591								
Transfers In		6,591,712								
Annual Revenues		12,612,311	82,563	86,186	60,270	49,011	47,303	40,057	40,057	40,057
Expenses										
Capital outlay		1,353,823			Sr Loans	200,000	200,000	200,000	200,000	200,000
Site improvements/prep. costs		764,000			Grants	164,000	150,000	150,000	150,000	150,000
Installation of public utilities		0								
Parking facilities		0								
Streets and sidewalks		0								
Public park facilities		0								
Other public improvements		0								
Admin Fees-City/HRA (TI * %)		0								
Personal services		276,305				estimate	estimate	estimate	estimate	estimate
Supplies & other charges		2,197,529	49,093	28,699	26,688	26,688	26,688	26,688	26,688	26,688
Interest Expense **	*n City Loan*	407,189								
Transfers Out		5,783,319								
Principal Payment		0								
Interest Expense		0								
Debt Service - City Loan		621,734								
Interfund loans		0								
Other Expenses		(539,542)								
Annual Expenses		10,864,357	49,093	28,699	26,688	390,688	376,688	376,688	376,688	376,688
Annual Increase / Decrease		1,747,954	33,470	57,487	33,582	(341,677)	(329,385)	(336,631)	(336,631)	(336,631)
Ending Fund Balance*		1,747,954	3,070,459	3,127,946	3,161,528	2,819,852	2,490,467	2,153,836	1,817,205	1,480,574
		(0)								
* ***If all funds are not required, they could***										
be returned to HRA General Fund										
CASH Balance			1,760,689	1,696,210	1,790,889	1,449,212	1,119,828	783,197	446,566	109,935
Interfund Loan Balance										
* Interest Earnings (on Beg of Yr balance)			1.7%	2.1%	0.5%	0.5%	0.5%	0.0%	0.0%	0.0%
** Interest Expense (on negative fund balance)			Actual	Actual	0.5%	0.5%	0.5%	0.0%	0.0%	0.0%

		TOTALS Through 2045								
HRA			**HRA**							
General Fund	City Fund 001		**General Fund**							
			Actual	**Actual**	**Actual**	**Projected ------->**				
		2045	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Fund Balance			10,791,511	12,771,911	14,191,453	16,983,190	18,085,288	19,021,104	19,937,521	20,851,978
Revenues:	**Inflation**									
Tax Increment (TI)	**0.00%**	0								
Market Value Homestead Cre		0								
Bond Proceeds		0								
Loan Proceeds		0								
Other Revenues		36,101,513	871,866	710,539	962,156	981,331	1,064,483	1,110,588	1,136,700	1,122,574
Investment Earnings *		3,088,087	87,404	100,134	64,031	40,180	43,518	0	0	0
Interfund loan interest income		4,978,282	249,218	256,734	247,575	316,747	341,394	319,407	291,334	262,167
Sales/lease procee	**Medtronic**	6,518,085	*1,217,015*	*1,585,952*	*2,174,528*	(837,052)	123,455	123,455	123,455	123,455
Transfers In		13,397,646	*incl TIF 21, 22 & 23-move to TIF districts*			move land sale to TIF 22				
Annual Revenues		64,083,613	2,425,503	2,653,359	3,448,290	501,206	1,572,849	1,553,450	1,551,490	1,508,196
Expenses						r/c TIF 23 costs - not done in 2018 or 2019 or 2020				
Land/building acquisition		3,639,715		0		(440,884)	reverse expense from TIF 21; move expenses to TIF			
Site improvements/prep. costs		0								
Installation of public utilities		0								
Parking facilities		0								
Streets and sidewalks		0								
Public park facilities		0								
Other public improvements		(593,969)		0	0	(593,969)	move expenses to TIF 23			
Admin Fees		0								
Professional Services		0								
School Dist. referendum reimb		0				reverse City Loan int - not done in 2018 or 2019				
Interest Expense **		0		20,000	19,520	(203,072)				
Transfers Out		4,774,525			0	Land Sale proceeds to TIF districts 22,23				
Debt Service - Bonds		0								
Debt Service - Rev. Notes		0								
Debt Service - City Loan		0								
Interfund loans		0								
Other Expenses		26,223,962	445,103	1,213,817	637,033	637,033	637,033	637,033	637,033	637,033
Annual Expenses		34,044,233	445,103	1,233,817	656,553	(600,892)	637,033	637,033	637,033	637,033
Annual Increase / Decrease		30,039,380	1,980,400	1,419,542	2,791,737	1,102,099	935,816	916,417	914,457	871,163
Ending Fund Balance		30,039,380	12,771,911	14,191,453	16,983,190	18,085,288	19,021,104	19,937,521	20,851,978	21,723,141
		0								
Debt Service Reserve (next yrs Bonds)			0	0	0	0	0	0	0	0
Ending Fund Balance After Debt Service			12,771,911	14,191,453	16,983,190	18,085,288	19,021,104	19,937,521	20,851,978	21,723,141
CASH Balance			4,333,537	5,131,122	8,036,089	8,703,505	10,345,047	12,119,714	13,920,493	15,461,378
Interfund Loan Balance			8,865,766	9,508,657	8,822,785	9,257,467	8,551,742	7,693,492	6,807,169	6,137,448
* Interest Earnings (on Beg of Yr balance)			1.8%	2.3%	0.5%	0.5%	0.5%	0.0%	0.0%	0.0%
** Interest Expense (on negative fund balance)			Actual	Actual	0.5%	0.5%	0.5%	0.0%	0.0%	0.0%

Item 3.

TIF Districts & HRA General Fund Fund Balance Summary		TOTALS To End of District	Actual 2018	Actual 2019	Actual 2020	Projected -------> 2021	2022	2023	2024	2025
Fund Balance		0	7,164,133	8,108,221	9,645,282	13,492,629	15,277,195	17,131,715	19,499,350	21,902,800
Revenues:	**Inflation**									
Tax Increment (TI)	**0.00%**	187,693,685	2,544,149	3,770,334	4,259,508	4,943,958	5,659,224	6,120,275	6,322,300	6,181,036
Market Value Homestead Cre		240,508	0	0	0	0	0	0	0	0
Bond Proceeds		33,948,853	0	0	0	0	0	0	0	0
Loan Proceeds		26,667,525	0	0	14,962,612	0	0	0	0	0
Other Revenues		39,216,727	915,406	804,875	1,002,213	1,021,388	1,104,540	1,150,645	1,176,757	1,162,631
Investment Earnings *		6,089,520	140,863	161,143	100,803	58,967	69,220	0	0	0
Misc rev /Interfund loan int inc		5,502,359	254,805	256,734	247,575	316,747	341,394	319,407	291,334	262,167
Sales/lease procee	***Medtronic***	14,056,308	1,333,511	1,798,895	2,174,528	(837,052)	123,455	123,455	123,455	123,455
Transfers In		41,309,566	0	0	0	0	0	0	0	0
Annual Revenues		354,725,051	5,188,734	6,791,981	22,747,239	5,504,008	7,297,833	7,713,782	7,913,847	7,729,290
Expenses										
Land/building acquisition		42,470,438	77,236	187,066	0	200,000	200,000	200,000	200,000	200,000
Site improvements/prep. costs		20,536,970	1,633,809	1,483,039	212,215	475,324	1,368,072	959,098	900,000	900,000
Installation of public utilities		1,587,668	0	0	0	0	0	0	0	0
Parking facilities		290,065	0	0	0	0	0	0	0	0
Streets and sidewalks		4,050	0	0	0	0	0	0	0	0
Public park facilities		0	0	0	0	0	0	0	0	0
Other public improvements		803,750	0	0	0	0	0	0	0	0
Admin Fees-City/HRA (TI * %)		15,824,829	382,976	493,512	420,386	420,935	496,586	542,691	568,803	554,677
Professional Services		386,034	0	0	0	0	0	0	0	0
Supplies & other charges		4,147,269	49,093	28,699	26,688	26,688	26,688	26,688	26,688	26,688
Interest Expense **		5,368,525	249,218	276,734	267,095	113,674	341,394	319,407	291,334	262,167
Transfers Out		14,084,612	0	0	**0**	0	0	0	0	0
Debt Service - Bonds		70,594,217	0	0	863,674	1,090,038	1,131,663	1,135,413	1,132,288	1,132,288
Debt Service - Rev. Notes		57,626,836	1,394,087	1,442,093	16,441,738	755,750	1,241,877	1,525,817	1,754,250	1,627,112
Debt Service - Other		5,910,567	0	0	0	0	0	0	0	0
Interfund loans		8,122,981	0	0	0	0	0	0	0	0
Other Expenses		36,639,413	458,227	1,343,777	668,096	637,033	637,033	637,033	637,033	637,033
Annual Expenses		284,398,223	4,244,646	5,254,920	18,899,892	3,719,442	5,443,313	5,346,147	5,510,396	5,339,966
Annual Increase / Decrease		70,326,828	944,088	1,537,061	3,847,347	1,784,566	1,854,520	2,367,634	2,403,450	2,389,324
Ending Fund Balance		70,326,828	8,108,221	9,645,282	13,492,629	15,277,195	17,131,715	19,499,350	21,902,800	24,292,124
		(0)								
Debt Service Reserve (next yrs Bonds)			0	863,674	1,090,038	1,131,663	1,135,413	1,132,288	1,132,288	1,130,288
Ending Fund Balance After Debt Service			8,108,221	8,781,608	12,402,591	14,145,532	15,996,302	18,367,062	20,770,512	23,161,836
CASH Balance			8,001,518	9,312,925	12,049,449	13,869,163	15,723,684	18,091,318	20,478,155	22,803,607
Interfund Loan Balance			(8,865,766)	(9,508,657)	(8,852,011)	(9,257,467)	(8,551,742)	(7,693,492)	(6,807,169)	(6,137,448)
* Interest Earnings (on Beg of Yr balance)			1.7%	2.0%	1.1%	0.5%	0.5%	0.0%	0.0%	0.0%
** Interest Expense (on negative fund balance)			Actual	Actual						
Administrative Fees - Annual		8.4%	15.1%	13.1%	9.9%	8.5%	8.8%	8.9%	9.0%	9.0%
Administrative Fees - Cumulative		Estimated	6.2%	6.5%	6.7%	6.8%	7.0%	7.1%	7.2%	7.3%
Est. Original Market Value			115,921,063	120,359,363	69,031,760	74,920,280	73,836,360	78,853,760	78,713,460	76,394,560
Original Tax Capacity			1,992,017	2,078,719	1,309,179	1,365,831	1,367,316	1,430,034	1,428,631	1,383,003
Total Market Value			240,688,468	299,481,523	284,376,023	322,405,675	370,900,315	408,541,315	423,332,021	412,817,721
Estimated Tax Capacity			4,160,414	5,301,572	5,145,240	5,748,351	6,353,797	6,792,707	6,947,970	6,738,434
			0	0	0	0	0	0	0	0
Captured Tax Capacity			2,168,397	3,222,853	3,836,061	4,382,520	4,986,481	5,362,674	5,519,340	5,355,432
Calculated Tax Increment			2,541,508	3,846,863	4,247,327	4,943,958	5,659,224	6,120,275	6,322,300	6,181,036
Variance			(2,641)	76,529	(12,181)	0	0	0	0	0
Tax Collection Rate			99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%	99.64%
Inflation			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

AGENDA REPORT

Meeting Date: November 3, 2022 **Meeting Type:** Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director
Nancy Abts, Associate Planner

Title

Approval of 2023 Housing Grant Programs

Background

The Housing and Redevelopment Authority offered homeowners two grant programs in 2022—a revamped "Front Door" grant focusing on exterior renovations with the opportunity for property owners to incorporate interior improvements as an optional "Basic" project component, and a "Paint Rebate" providing payment for exterior painting supplies for income-qualified homeowners. As of Monday, October 24, 2022, 98 applications for the three programs have been received and 89 grant projects have been successfully awarded for the year.

The 89 confirmed grants represent approximately $132,000 of awarded funding, alongside a total investment of well over $638,000 in property investments from both property owners and HRA grants.

Going forward, staff recommends keeping the Paint Rebate program as-is, with income limits updated based on 2022 Area Median Income (AMI) figures.

To streamline administration and encourage thorough applications, staff recommends prioritizing Front Door grant applications by allocating a certain number of 'priority' points. Points will be given to those who complete Remodeling Advisor and Home Energy Squad visits, and those who submit contractor bids or price lists along with their applications. In the past these items have been optional at the time of application. Staff have noticed better follow-through from applicants who submit more thorough applications, and would like to recognize the additional effort with a better chance of receiving approval. (Approximately 40% of the Front Door Grant applications received in 2022 did not result in awarded grants.) Applicants who have not previously received a Front Door Grant will continue to receive priority over previous recipients, regardless of "priority points" each application receives.

To facilitate timely project completion and assist with competitive bidding of work, staff also suggests keeping the application deadline in late March, with an additional application window in May if funds remain.

Recommendation

Staff recommends the HRA approve the Housing Grant Programs for 2023. The HRA's proposed 2023 budget allocates funds to Housing Grants in the coming year.

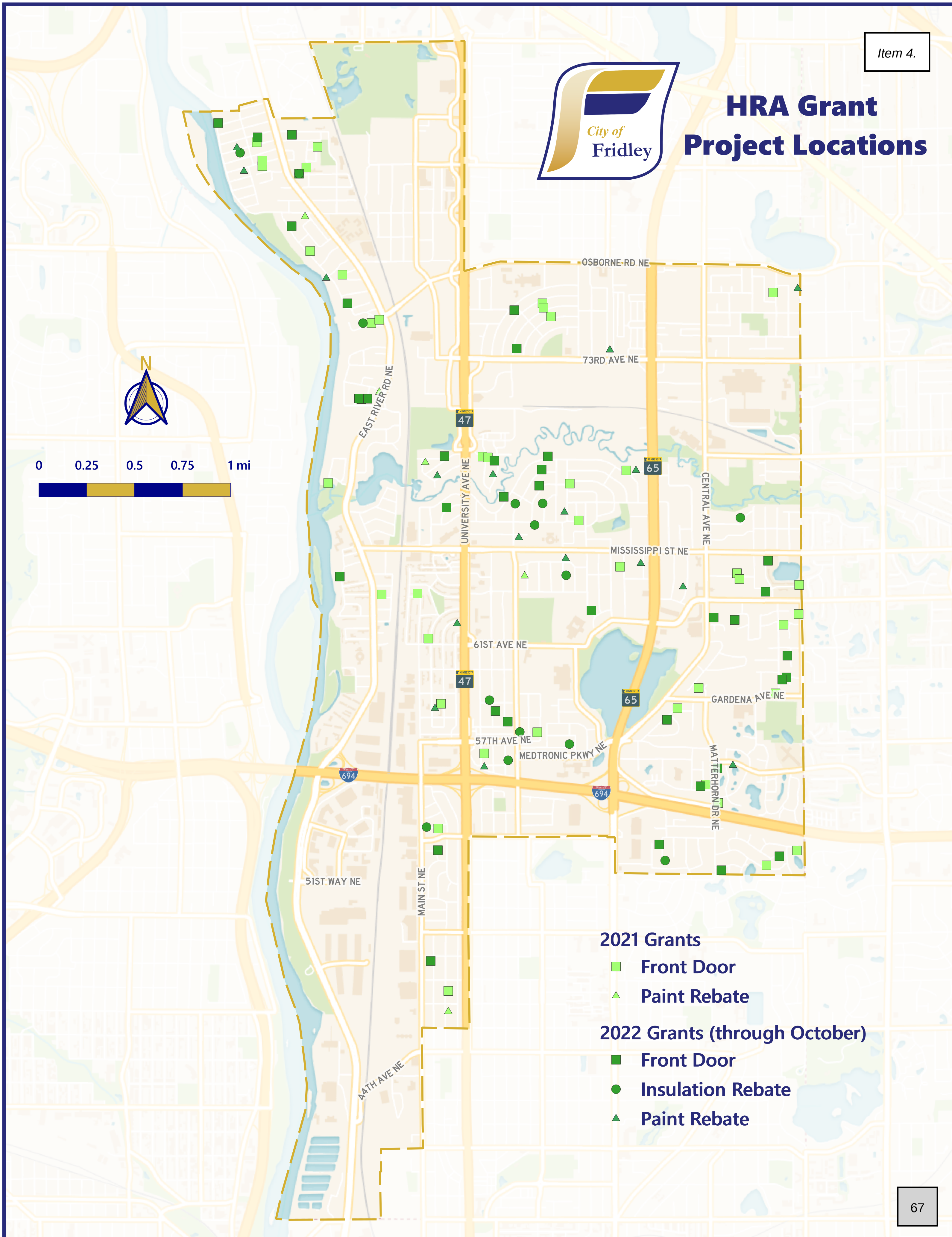
Attachments and Other Resources

- Front Door Grant Application Prioritization
- Grant Programs Map

Front Door Grant: Application Prioritization Rubric

- Intent: Prioritize projects based on "readiness" and preparation for timely project completion
  - **Pricing Information**
    - **+2 points**: Application includes 1 bid* or (for DIY projects) a materials sourcing & price list
      - OR
    - **+4 points**: Application includes multiple bids* or (for DIY projects) a materials sourcing & price list, and a detailed implementation timeline including start & end dates of project components
      - *Bids must be dated within a year
    - Maximum: **+4 points**
  - **Consultation**
    - **+ 2 points:** Applicant has completed a consultation and received written recommendations as the result of a Remodeling Advisor visit (since January 1, 2021).
      - Written recommendations following a site visit from a licensed Architect or Landscape Architect or local agency staff will also be considered on a case-by-case basis.
    - **+1 point**: Applicant has completed a Home Energy Squad Visit and received written recommendations (since January 1, 2021)
    - Maximum: **+3 points**
- **Awards**
  - Applicants within each 'point' tier will be selected by a lottery.
  - Applicants who have previously received a Front Door Grant will be eligible for funding, but be considered after all non-recipient applications are reviewed.
  - Applicants who are not selected for funding during an initial round of applications will be placed on a waiting list.

HRA Grant Project Locations



AGENDA REPORT

Meeting Date: November 3, 2022 **Meeting Type:** Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director
Nancy Abts, Associate Planner

Title

Insulation Rebate Pilot Program Extension

Background

Since 2014, the HRA has partnered with the Center for the Energy and Environment (CEE) to provide Fridley residents reduced cost Home Energy Squad (HES) visits to increase the energy efficiency of their homes. In 2018, the City Council adopted an Energy Action Plan that established a goal of reducing Fridley's community-wide energy consumption 20% by 2030 as compared to the 2017 baseline. Continuing to increase the energy efficiency of Fridley's housing stock is an important strategy to meet this goal.

Often, one of the most cost-effective ways to improve a home's energy efficiency is by increasing the amount of insulation. This is particularly true for older homes that were built before the current Building Code requirements. Insulation helps conserve energy by retaining heat in the winter and deflecting solar energy in the summer. This results in additional benefits including lower energy bills, decreased strain on equipment, reduced draftiness, increased home comfort, decreased outside noise, and reduced noise. Insulation is evaluated as part of a HES visit and improving insulation is one of the most frequently made recommendations. Residents that complete this work using a CenterPoint-approved contractor are eligible for rebates of 30% of the project cost up to $300-$600 depending on the type of insulation.

Staff is proposing to extend the Insulation Rebate Pilot Program first offered in 2022, where the HRA matches CenterPoint Energy's rebates for Fridley residents that complete qualified insulation work. This would bring the total rebate amount to 60% of the project cost up to $800-1,100 when combined with the CenterPoint rebate. The rebates would be issued on a first come basis following proof of receipt of a CenterPoint invoice with a total program cap of $15,000. Staff is proposing to require that residents have received a HES visit in the past three years to qualify, which provides an added benefit of incentivizing participation in the HES program. The City expects to again promote this program through targeted mailers.

So far in 2022, the HRA has awarded 14 Insulation Rebates for a total of $7,000. This represents a more-than-doubling of the 6 Home Energy Squad-recommended insulation projects completed in Fridley in 2020.

Recommendation

Staff recommends extending this pilot grant program through 2023. The program is targeted towards homes needing additional insulation. The program will be capped at $15,000 for the year.

AGENDA REPORT

Meeting Date: November 3, 2022 **Meeting Type:** Housing & Redevelopment Authority

Submitted By: Paul Bolin, Assistant Executive Director

Title

Approval of HRA Meeting Dates for 2023

Background

The HRA typically meets the first Thursday of each month. For 2023, those dates are listed below:

January 5, 2023
February 2, 2023
March 2, 2023
April 6, 2023
May 4, 2023
June 1, 2023
July 6, 2023
August 3, 2023
September 7, 2023
October 5, 2023
November 2, 2023
December 7, 2023

Recommendation

Staff recommends approval of the proposed meeting dates.

Attachments and Other Resources

-

City of Fridley

AGENDA REPORT

Meeting Date: November 3, 2021 **Meeting Type:** HRA Regular Meeting

Submitted By: Paul Bolin, Asst. Executive Director

Title

Update on Housing Programs

Background

On a monthly basis, staff will provide updates from CEE on the past month's activity for the Authority's loan programs, remodeling advisor visits and Home Energy Squad Visits.

Attachments and Other Resources

- Chart of Loans Issued & Remodeling Advisor Visits

Fridley Loan Summary Report

Activity for Period 9/16/2022 - 10/15/2022

Item 7.

Center for Energy and Environment

Application packets requested/mailed:	This period:	0	Year-to-Date:	6
Residential Advisor Visits:	This period:	1	Year-to-Date:	32
Loans currently in process for residents in your City/Neighborhood:		45		

Closed Loans	This period:		Year-to-Date:	
Fridley		Units		Units
		0		0
Closed End	32,987.00	2	734,266.90	29
Down Payment Assistance	15,000.00	3	25,000.00	5
Last Resort	0.00	0	0.00	0
Last Resort Emergency Deferred	0.00	0	0.00	0
Mobile Home Closed End	0.00	0	7,000.00	1
Multi Family Exterior Closed End	0.00	0	17,847.00	1
Senior Deferred	0.00	0	197,665.00	13
Total	47,987.00	5	981,778.90	49

Leveraged Funds	This period:	Units	Year-to-Date:	Units
MHFA FUF	0.00	0	243,045.00	8
Total	0.00	0	243,045.00	8

Types of Improvements Financed YTD	# of Projects	% of Total
Air Conditioning	1	1.12
Bathrooms	7	7.87
Deck	5	5.62
Down Payment Assistance	4	4.49
Driveways	5	5.62
Electrical	2	2.25
Fence	6	6.74
Flooring/Carpet/Tile	1	1.12
Garage	4	4.49
Heating System	1	1.12
Insulation	3	3.37
Interior Painting/Repairs	1	1.12
Kitchens	9	10.11
Landscaping	3	3.37
Lighting	1	1.12
Other Exterior Improvements	11	12.36
Other Interior Improvements	7	7.87
Patio	1	1.12
Plumbing	1	1.12
Roof	6	6.74
Sidewalks, Steps	2	2.25
Siding, Stucco, Exterior Paint	2	2.25
Solar-PV	2	2.25
Water Heater	1	1.12
Windows, Doors, Storm Windows, Storr	3	3.37

Types of Properties Financed YTD	#	% of Total
Commercial - Non-residential	1	[illegible]
Manufactured/Mobile Home	1	1.72
Single Family Residence	50	86.21
Townhouse	3	5.17
Two to Four Unit Property	3	5.17