Housing & Redevelopment Authority Conference Meeting

October 02, 2025

6:00 PM

Fridley City Hall, 7071 University Avenue N.E.

Agenda

Call to Order

Roll Call

Action Items

Informational Items

1. Review of HRA Financial Management Plan

Adjournment

Accessibility Notice:

- If you need free interpretation or translation assistance, please contact City staff.
- Si necesita ayuda de interpretación o traducción gratis, comuníquese con el personal de la ciudad.
- Yog tias koj xav tau kev pab txhais lus los sis txhais ntaub ntawv dawb, ces thov tiv tauj rau Lub Nroog cov neeg ua hauj lwm.
- Haddii aad u baahan tahay tarjumaad bilaash ah ama kaalmo tarjumaad, fadlan la xiriir shaqaalaha Magaalada.

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact CityClerk@FridleyMN.gov or (763) 572-3450.

AGENDA REPORT

Meeting Date: October 2, 2025 **Meeting Type:** HRA Conference Meeting

Submitted By: Stacy Stromberg, Assistant Executive Director

Title

Review of HRA Financial Management Plan

Background

Annually the Authority reviews its fund balances with financial advisor, Tammy Omdal. On Thursday, October 2nd, in a 6:00 PM work session, she will provide an overview of the Financial Management Plan.

The Financial Management Plan is not an accounting tool; rather a forward-looking planning tool providing 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.

Attachments and Other Resources

- HRA Financial Management Plan

City of Fridley
Friendly, Responsive & Driven

Fridley Housing and Redevelopment Authority (HRA)
HRA Financial Management Plan
Annual Review
Year 2025

Draft as of September 22, 2025

Northland Public Finance

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INTRODUCTION AND OVERVIEW

This Plan provides a guide for the Fridley Housing and Redevelopment Authority's (the "HRA") ongoing management of its financial funds, including the General Fund, Revolving Loan Fund, and the Tax Increment Financing (TIF) Funds for each TIF district.

The Plan provides information regarding ongoing, known future, and potential future projects, to estimate the funding that may be available for future programs and projects.

The cash flow projections included in the Plan are not an accounting tool, but rather they are a snapshot of the balances and obligations for each of the HRA's funds. As in the past, these projections are intended to assist in guiding the amount of investment the HRA can make in future projects and provide parameters for investing in new housing programs.

The Plan contains overall management strategies and key factors that influence the use of funds available, including tax levy, tax increment, among other sources of revenue.

The Plan is organized into two main sections:

1. Introduction and Overview provides background information about the Plan, the process used to prepare the finance plans for each of the HRA funds, the process to study the TIF Districts, and a general description of system and statutory requirements for the TIF districts. Recommendations for the on-going management of the funds is included in the Fund Summaries.
2. Fund Summaries focus on each individual fund, including the HRA General Fund, Housing Replacement Fund, and each TIF fund.

Study Approach

The study and this Plan was prepared by Northland Securities. Northland serves as financial advisor to the HRA. The following steps were taken as part of the study process:

- Key data was obtained from HRA project files for each fund and TIF district. This data includes excerpts of TIF plans and development agreements that establish the parameters for the use of tax increment.
- Anoka County published reports provided base tax capacity value, and the captured tax capacity value for the TIF districts.
- Historical revenues, expenditures and fund balances come from financial data provided by the HRA. The financial summaries included in the Plan balance to the audited financial statements for the HRA as of December 31, 2024.

It is also important to note aspects not reviewed as part of this study, which are as follows:

- This study is not intended to be an audit of the past use of tax increment by the HRA pursuant to statute.
- Northland did not specifically review detail project data to determine compliance with the terms of development agreements, including verification of invoices, etc.

Using the Plan

Management of the HRA Funds is dynamic and impacted by changes that are often times out of the HRA's direct control. For example, property values, tax rates, statutes and rules change from year-to-year impacting tax increment revenue. The Plan is intended to provide a foundation for an annual review and update to the Plan.

Overview of TIF in Fridley

Project Area

The TIF districts in Fridley are located within Redevelopment Project No. 1 (the "Project Area"). Figure 1 that follows in this section provides a map that shows the boundaries of the Project Area and of each TIF District within the Project Area.

The primary function of the Project Area is to define the areas for use of tax increments. State law requires each TIF district to be located with the boundaries of a project area. Subject to legal constraints applicable to each TIF district, monies from a TIF district generally can be spent outside the TIF district, but within the Project Area (commonly referred to as "Pooling").

The flexibility to spend tax increment revenues throughout the City was more relevant in the earlier years of TIF use. Prior to 1990, cities faced relatively little statutory limitation on the ability to spend tax increments on development activities outside of a TIF district (referred to as the pooling of funds). In the late 1980's and in 1990, the Legislature made significant changes in the tax increment financing law, including placing specific limits on pooling. The Legislature amended state law to include further changes in 2023 impact pooling authority, among other changes. These statutory changes significantly diminished the benefit of an expansive project area.

The Authority

The HRA is designated as the statutory "Authority" for TIF Districts in Fridley and is responsible for administering the TIF Districts and managing the plans for each TIF district. Generally, unless state law specifically requires action by the City Council, all management powers for TIF districts are held by the HRA. The HRA is responsible for:

- Managing plans for each of the TIF districts to ensure compliance with state law.
- Making decisions about the expenditure of funds collected by each TIF district.
- Administering development agreements.
- Preparing annual disclosure and reports.
- Determining the appropriate time for decertification of a TIF district.
- Authorizing interfund loans payable from HRA funds.

By state law, the City Council must approve the initial establishment of a TIF district. Future City Council approval (and a public hearing) is needed for certain plan modifications, including:

- Changing the area of a TIF district.
- Increasing bonded indebtedness.
- Determining the need to capitalize interest on bonds.
- Increasing the portion of the captured tax capacity to be retained.
- Increasing the budget (estimated project costs) for the district.
- Designating additional parcels for public acquisition.

The City Council is responsible for the issuance of general obligation bonds. When TIF bonds are issued, the City and the HRA must enter into a pledge agreement for the conveyance of tax increments used to pay principal and interest on the TIF bonds.

Summary of TIF Districts

Fridley has fourteen (14) active TIF districts that the HRA is managing. There are six districts that have special legislation. The districts that are subject to special legislation are as follows:

- Housing Replacement Program District
- TIF 6 (Lake Pointe / Medtronic)
- TIF 12 (McGlynn Bakeries)
- TIF 13 (Satellite Ln Apartments)
- TIF 20 (BAE Northern Stacks and BAE Subdistrict)
- TIF 22 (Northstar Transit Station)

Fridley has only one redevelopment district, TIF District 6, that is considered a "Pre-1990" district that has broader authority for use of tax increment and pooling. TIF District 6 is scheduled to be decertified by 12/31/2025 (maximum duration for the district).

With the exception of TIF District 6, all other TIF districts that are active were established after 1990. The statutory framework for these districts generally limits the ability to use them beyond their original purposes, with the exception of the districts that have special legislation.

Below is a brief commentary on each of the TIF districts managed by the HRA.

Housing Replacement TIF District

This is a scattered site district for use by the Housing Replacement Program. Special legislation for this district provides specific and unique authority. Once a parcel is included in the district, the HRA collects tax increment for a period of 15 years. The increment is used to help cover some of the costs of the program, (i.e. acquisition, demolition, property maintenance etc).

Since the program originally began in 1995, the HRA has approved 14 phases. Under special legislation approved in April 2010, the HRA can designate up to 100 parcels, inclusive of the properties already in the program.

TIF District 6 (Lake Pointe / Medtronic)

This district, which has special legislation, was established for the Medtronic Corporate Headquarters campus, inclusive of multiple buildings, with different uses, including parking. TIF District 6 will be decertified in 2025.

TIF District 12 (McGlynn Bakeries)

This district, which has special legislation, was decertified in 2019 and was the site of the former Pillsbury-Totino frozen food plant that was purchased by McGlynn Bakeries to be converted to a bakery, retail outlet, and corporate headquarters. To accommodate these uses the building required extensive rehabilitation. This district was decertified in 2019 with fund balance remaining available after decertification. Special legislation provides that the HRA may use funds from the district for costs in the Northstar Station area (TIF 22).

TIF District 13 (Satellite Ln Apartments)

This district, which has special legislation, was established for the Christensen Crossing development consisting of 118 residential units. Sixty-four of the units are three story attached "Gable Townhome" units. The remaining 54 units are detached "Village Home" townhome units. This development replaced four sub-standard apartment complexes. This district was decertified in 2023 with fund balance remaining available after decertification. Special legislation provides that the HRA may use funds from the district for costs in the Northstar Station area (TIF 22).

TIF District 17 (Gateway East)

This redevelopment project replaced a pawnshop, automotive repair shop, duplex, and two vacant lots with a 35 unit townhome complex. The complex was completed in 2002. To achieve the desired housing density for the site and to create a residential character, vacation of portions of the University Service Road and 57th Place were completed. The Plan anticipates the district will be decertified after outstanding obligations (for interfund loan) is repaid. This is estimating to occur in 2025 and the Plan assumes decertification of the district in 2025 with return of excess tax increments to the County for redistribution.

TIF District 18 (Gateway West)

This redevelopment project was for the development of 16 single-family homes. The HRA demolished existing homes and commercial properties to assist with the redevelopment of the site. Decertification of the district is estimated to occur in 2027 after repayment of obligations for the district.

TIF District 19 (Main Street NE)

This redevelopment project was for the development of an office/warehouse space constructed in 2007. The HRA provided the developer with assistance for demolition of existing building, and other redevelopment costs for the site. Early decertification of the district is estimated for year 2025, after the outstanding obligation for the district is repaid. Excess tax increment is estimated for return to the County after decertification.

TIF District 20 and 20A (BAE Northern Stacks and BAE Subdistrict)

This complex redevelopment project was for Northern Stacks site. In 1940 the NIROP Plant was constructed to produce weapon systems for naval ships with the onset of World War II. Many chemicals were used along with the operations. The property was owned by the government and operated by Northern Ordinance, Inc. and later by FMC Corporation, United Defense, and then BAE Systems.

In 1988, a remedial investigation and feasibility study indicated that groundwater contaminated with TCE from the site was flowing into the Mississippi River. In 2005, the 122-acre property was sold to ELT Minneapolis LLC. In 2013, the property was sold to the current owner, Fridley Land LLC and the property was redeveloped as a new and modern commercial business park. The existing BAE building that remains was updated with a new modern exterior.

TIF assistance was provided to the developer to reimburse extraordinary development costs, including correction of soils. The City issued general obligation TIF bonds to finance certain public improvements (Series 2019A and Series 2020A). The bonds will be repaid from tax increment from the district. In addition to the pay-go obligation to the developer and the general obligation bonds, the HRA provided interfund loans from the HRA General Fund to be reimbursed from future tax increment.

Special legislation approved in 2023 will allow the HRA to transfer available tax increment revenue (as limited by the special legislation) to the HRA Housing Loan Fund for housing purposes pursuant to the special legislation. The final transfer year is 2027.

TIF District 21 (Gateway Northeast)

For this site, the HRA acquired twelve small lots between 2006 and 2013, the HRA combined the smaller properties into three large lots totaling 7.77 acres. The HRA hired a firm to market the site and in 2012 the land was rezoned from C-2 (General Business), to S-2 (Redevelopment District) to accommodate future development. Trident

Development, LLC purchased the property to construct multi-family and senior housing. Early decertification of the district is estimated for year 2026, after the outstanding obligation for the district is repaid. Excess tax increment is estimated to be available to be returned to the County after decertification or used for eligible redevelopment project costs.

TIF District 22 (Northstar Transit Station)

This district was established with the intent that the HRA may write down/acquire and reconvey real property or interests therein, within this TIF district/Project Area. Redevelopment has included demolition and removal of blighted and substandard structures, remediation and installation of public improvements and infrastructure compatible with transit oriented development and construction. The TIF Plan provided for redevelopment to occur over a number of years in multiple phases.

TIF District 23 (Locke Point Park)

The City acquired the Columbia Arena to remove the blighted buildings and prepare the site for future redevelopment. A series of community meetings in the spring of 2015 led to an expansion of the project area to include a portion of Locke Park and the City's Public Works site. The project increased from 11 acres to 33 acres to include the new City Hall campus and a number of housing units. In order to recover a portion of its investment in the site demolition & cleanup, in addition to assisting private development, the HRA created TIF District 23 in 2016. The private development consisted of market-rate senior and multi-family housing, patio homes/townhomes, and plans for retail/commercial space. Future tax increments from the district are anticipated to reimburse the HRA General Fund for project costs paid by the HRA.

TIF District 24 (Stacks VIII)

This district covers an 11.7 acre site located at 5101 Industrial Boulevard adjacent to Northern Stacks. The HRA's assistance with contaminated soil clean-up was intended to further enhance the surrounding neighborhood's standing as an established industrial hub.

Development assistance included remediation of contaminated soils on site and removal of buildings and construction debris. There was a new storm water pond constructed on the southwest corner of the site, parking constructed, among other improvements to be financed from the tax increments.

TIF District 25 (Holly Center Project)

This redevelopment project includes construction of approximately 261 workforce income rental housing units and approximately 10,000 square feet of commercial space by Roers Fridley Apartments Owner LLC. The agreement with the developer provided for the issuance of a TIF pay-go revenue note.

TIF District 26 (Moon Plaza)

This redevelopment project includes construction of approximately 168 rental housing units plus underground and surface parking by Roers Acquisitions LLC. The agreement with the developer provides for the issuance of a TIF pay-go revenue note in an amount not to exceed $6,126,000, payable over a term not to exceed 26 years with simple interest at 5.0% per annum.

Regulatory Framework

The challenge of effectively managing TIF districts comes from a complex regulatory framework. In general, the use of tax increments for any TIF district is governed by four distinct factors:

1. State law at the time the district is created, including special legislation that may apply at time of establishment or later in the life of the district.
2. Current state law.
3. Adopted plan for the TIF district.
4. Development agreement providing for TIF assistance.

An important nuance for management of TIF districts is the relevance of the laws in existence at the time a district is established. These laws establish the majority of critical criteria for the use of tax increment from a district. Most aspects for the on-going use of tax increments from a district are governed by the statutes in effect when the district is established or from special legislation that may be applicable to a specific district. Among these factors are:

- Ability to spend money outside of the TIF district (pooling).
- Application of the five-year rule and the six-year rule.
- Limitations on administrative expense.

Current state law sets the parameters for creating new TIF districts. The primary on-going influence of current statutes relates to reporting requirements for districts. All districts, regardless of when created, are subject to the same annual reporting.

Within statutory constraints, the City/HRA sets the parameters for the use of tax increment financing in the TIF plan. Tax increments cannot be used for purposes not authorized in the plan. The amount of spending cannot exceed the estimated project costs contained in the plan. The City/HRA cannot incur bonded indebtedness unless so authorized by the plan and the amount of debt cannot exceed limits set in the plan. The plan also sets the maximum period of time the HRA may collect tax increment from the district.

This Plan contains many of the key management elements from the individual TIF plans for each of the districts. Direct reference to the adopted TIF plan for the TIF district (inclusive of any modifications to the adopted plan) should be made before making changes or authorizing new uses of tax increment from a district.

The development agreement is the final piece of the regulatory framework. A development agreement may define the factors that control the use of TIF for specific projects. The agreement describes the actions to be taken by the developer and HRA. If these actions are completed, the HRA agrees to use TIF to pay for certain costs of development.

Fridley has used three basic approaches to pay for project costs: interfund loans, revenue notes, and issuance of general obligation bonds. All three types of “financings” are considered to be bonds under the TIF statutes.

An interfund loan is a means for using HRA reserves (or other funds) to provide immediate assistance to a project. Tax increments are used to repay the interfund loan with interest. With a revenue note, the HRA agrees to reimburse a developer for specific project costs on a pay-go basis, payable solely from tax increments. The typical development agreement uses a specified percentage of annual tax increment from the district (or specified parcels in the district) to repay the developer at a stated rate of interest on the unpaid balance. For general obligation TIF bonds, the HRA pledges tax increment from a district(s) to pay debt service on the bonds.

Overall Management Strategy

The focus of this Plan is on the management of existing TIF districts. As part of the process of reviewing existing districts an overall strategy for the ongoing management of all of the TIF districts is offered. Much of the recommended strategy offered here is based on existing practices employed by the HRA. The purpose of including this information is to clearly identify and institutionalize these practices.

Coordination with Anoka County

The County is a critical player in the management of TIF districts. The process begins with the request for certification of a district. Important elements of the relationship with the County include:

- Certification Information. The HRA has responsibility to review, the Original Tax Capacity value, the Original Tax Rate and the parcel listing to ensure that the district is properly certified.
- Changes in the Original Tax Capacity Value. The Original Tax Capacity value may change from the value initially certified by the County. In reality, the County sets the base value of the district using the Estimated Market Value of the parcels in a district. The Original Tax Capacity may change over time according to changes to the property classification of parcels within a district.
- Parcel Identification Numbers. Platting and parcel splits may alter parcel identification numbers after certification of a district. Parcels within a TIF district should be reviewed annually to confirm the parcels numbers for each district are correct and to track and verify district boundaries.
- Knockdown. Monitoring parcel identification numbers also allows the HRA to track the value parcels that have been removed through "knockdown" requirements (see "Knockdown" under Statutory Factors that follows). At the end of a TIF districts knockdown period, the HRA must inform the County of the parcels (if any) that are subject to knockdown. This approach ensures that parcels are not incorrectly removed from the district. It also places the HRA in a good position to know the relevant parcels, monitor activity on each parcel and to seek restoration of the value at the earliest opportunity.

  The HRA has completed reporting to the County on the knock down status of all parcels located within each of the active TIF districts within the City with a few exceptions. TIF District 22 has parcels that were "knocked-down" and need on-going review as activity and development occurs on parcels within the district. TIF District 25 and TIF District 26, approved in 2020 and 2023, respectively, will be subject to reporting to the County for qualified activities on parcels.

Administrative Expense

Special attention should be given to accounting for administrative expense. The purpose of this strategy is two-fold. First, it allows the HRA to monitor compliance with statutory limitations (see Administrative Expense under Statutory Factors that follows). Second, accounting for administrative expense is needed to determine the capacity for spending tax increments outside of a TIF district (see Pooling under Statutory Factors that follows).

Development Agreements

While each development agreement is unique, they all share the need for clear record keeping. Among the items to track for each agreement are:

- Documentation of developer expenditures for items eligible for reimbursement with tax increment.
- Documentation of developer compliance with other elements of agreement needed to receive reimbursement.
- Establishment of date for accrual unpaid interest for a revenue note (TIF note) and calculation of additional principal from any accrued interest.
- Ongoing amortization of TIF note.

Statutory Factors

Several elements of state law are particularly relevant to the ongoing management of TIF districts. These include the following elements as described individually in more detail below: administrative expense, knock-down, pooling, five-year rule, and decertification.

Administrative Expense

Generally administrative expense may not exceed the lesser of 10% of the total estimated tax increment expenditures authorized by the TIF plan or 10% of the total tax increments from the district (excluding any excess taxes under Minnesota Statute 469.177). An example of excess taxes is the taxes paid from captured tax capacity produced by a local tax rate that exceeds the original tax rate for the district. This rule applies to all districts requesting certifications after July 31, 2001. The limitation does not apply to TIF Districts 6, 12, 13, and Housing Replacement Program, all certified before this date. Different limitations apply to these older districts. Increments used to pay county administrative expense are not subject to the 10% limit on administrative expense.

Knock Down

A current listing of the parcels in a TIF district for purposes of calculating tax increment, as managed by the County, may not necessarily match the parcels in the original TIF Plan. One of the reasons for the difference can be due to the "knock down" of parcels. Minnesota Statute 469.176, Subd. 6 requires certain activities to occur on each parcel in the TIF district within four years of certification. These activities are:

- Demolition, rehabilitation, or renovation of property.
- Qualified improvement of a street adjacent to a parcel but not installation of utility service including sewer or water systems.
- Other site preparation.

The value of parcels that fail this test are removed from the tax increment calculations for the district. State Law requires the HRA to provide the County with evidence related to qualifying activity on each parcel by February 1 of the year following end of the knock down period.

It is important to note that the parcels are not removed from the district. Parcels that are knocked down can be restored to the district when the HRA certifies to the County Auditor that qualifying activity has commenced. The value that is restored to the Original Tax Capacity is the most recent tax capacity value of the parcel.

In 2009, the Legislature extended the knock down period for certified on or after January 1, 2005, and before April 20, 2009. For these districts, the period was extended from four to six years. The change affects TIF Districts 18 and 19.

Pooling

Pooling is the ability to spend tax increments outside of the TIF district. Limits on pooling were adopted by the Legislature and apply to districts requesting certification after May 1, 1988.

TIF District 6 is exempt from pooling because of the date of certification and other districts that have special legislation also have special exemptions or authority for use of tax increment that doesn't apply to districts certified in years after 1988.

Redevelopment districts are generally subject to a 25% limitation. The pooling limit is calculated based on total revenue derived from tax increment derived from property. Administrative expense applies to this limitation. The amount that can be spent outside of the TIF district is net of administrative expense.

Timing is an important factor in evaluating the potential for expenditures outside of a TIF district. The opportunity for pooling exists only while there are obligations to be paid from tax increments (see Five Year Rule below). Generally, once all obligations have been paid the district must be decertified.

Five Year Rule

The five-year rule is one of the most important TIF management limitations. In simple terms, an authority has five years from the date of certification to spend or obligate tax increments. After this time period passes, tax increments can only be spent on prior obligations, on administrative expense, or on authorized expenditures that comply with pooling restrictions and special legislation that may apply. The pooling restrictions apply regardless of whether the tax increments are spent inside or outside of the TIF district.

In 2009, the Legislature adopted an exemption to the five-year rule. For a redevelopment district or a renewal and renovation district certified after June 30, 2003, and before April 20, 2009, the five-year rule period is extended to ten years after certification of the district. The change affects TIF Districts 18 and 19.

To avoid restriction under the five-year rule, one of the following actions must take place within five years of certification of the district:

1. Revenues are actually paid to a third party with respect to the activity.
2. Bonds used to finance eligible activities are issued and sold to a third party. The proceeds of the bonds must be reasonably expected to be spent before the end of the later of (i) the five-year period, or (ii) a reasonable temporary period within the meaning of the use of that term under section 148(c)(1) of the Internal Revenue Code, or are deposited in a reasonably required reserve or replacement fund.
3. Binding contracts with a third party are entered into for performance of the activity before or within five years after certification of the district and the revenues are spent under the contractual obligation.
4. Costs with respect to the activity are paid before or within five years after certification of the district and the revenues are spent to reimburse a party for payment of the costs, including interest on un-reimbursed costs.
5. Expenditures are for special housing and infrastructure purposes authorized by state law.

All of the TIF districts with the exception of TIF Districts 6, 12, 13, 18, 19, 22, and Housing Replacement Program are subject to the five-year rule limitations.

The 2023 Tax Bill included law modifications as proposed by the Office of the State Auditor (Minnesota Session Laws – 2023, Regular Session, Chapter 64, Article 9, Section 7). The modification to language for the Five Year Rule did not impact the TIF districts managed by the HRA.

Six Year Rule

The Six-Year Rule was significantly changed and clarified in 2023. The 2023 Tax Bill included law modifications (Minnesota Session Laws – 2023, Regular Session, Chapter 64, Article 9, Section 8) that impact the Six Year Rule. A prior requirement was removed that had imposed, beginning in the sixth year, an annual limit in addition to the overall or cumulative pooling limit. The remaining requirements pertaining to decertification were substantially clarified and expanded with new provisions. The changes largely took effect for all districts with a request for certification after April 30, 1990, on May 25, 2023, except some of the new provisions pertaining to districts with a pay-as-you-go contracts and notes.

For TIF districts that are subject to this rule, in the sixth year, and in each year following certification of a district, if the in-district percentage of the tax increment received from the County exceeds the cost spent on in-district obligations in that year, the excess must be used only to pay or defease certain obligations as defined in Minnesota Statutes 469.174 through 469.1794 (the "TIF Act"). The six-year rule is complex.

The modification to language for the Six Year Rule is anticipated to have an impact on certain TIF districts managed by the HRA. The modifications to the Six Year Rule language in the 2023 Tax Bill is extensive. In summary, it put even greater limitations on use of tax increment for pooling (spending "outside" the boundaries of the TIF District but within the Project Area). It is important to note that after the Five Year Rule date, that use of tax increment for new obligations or expenditures is considered to be "outside" the district.

Decertification

The evolution of the laws that govern the use of tax increment, including the recent modifications in the 2023 Tax Bill, provide that TIF districts must be decertified at the earliest opportunity. Factors that influence decertification include:

- The Five-Year Rule and Six Year Rule and pooling limitations restrict the ability to use uncommitted tax increments to support other endeavors.
- The value of decertified TIF districts becomes available for general taxation. The result is a lower tax rate.
- Excess tax increments are sent to the County for redistribution to taxing jurisdictions. The redistribution is based on the current year proportionate tax rates for taxes payable for the County, School District, and City.
- For redevelopment districts, the HRA may collect increments for up to 25 years after the initial receipt of increment and pursuant to an adopted TIF plan for the districts, and pursuant to the pooling limitations. The pooling limitations can greatly limit or restrict the collection of tax increment to support endeavors not planned at time of establishment of a district.

Figure 1
Map of Redevelopment Project No. 1 and TIF Districts within Project Area

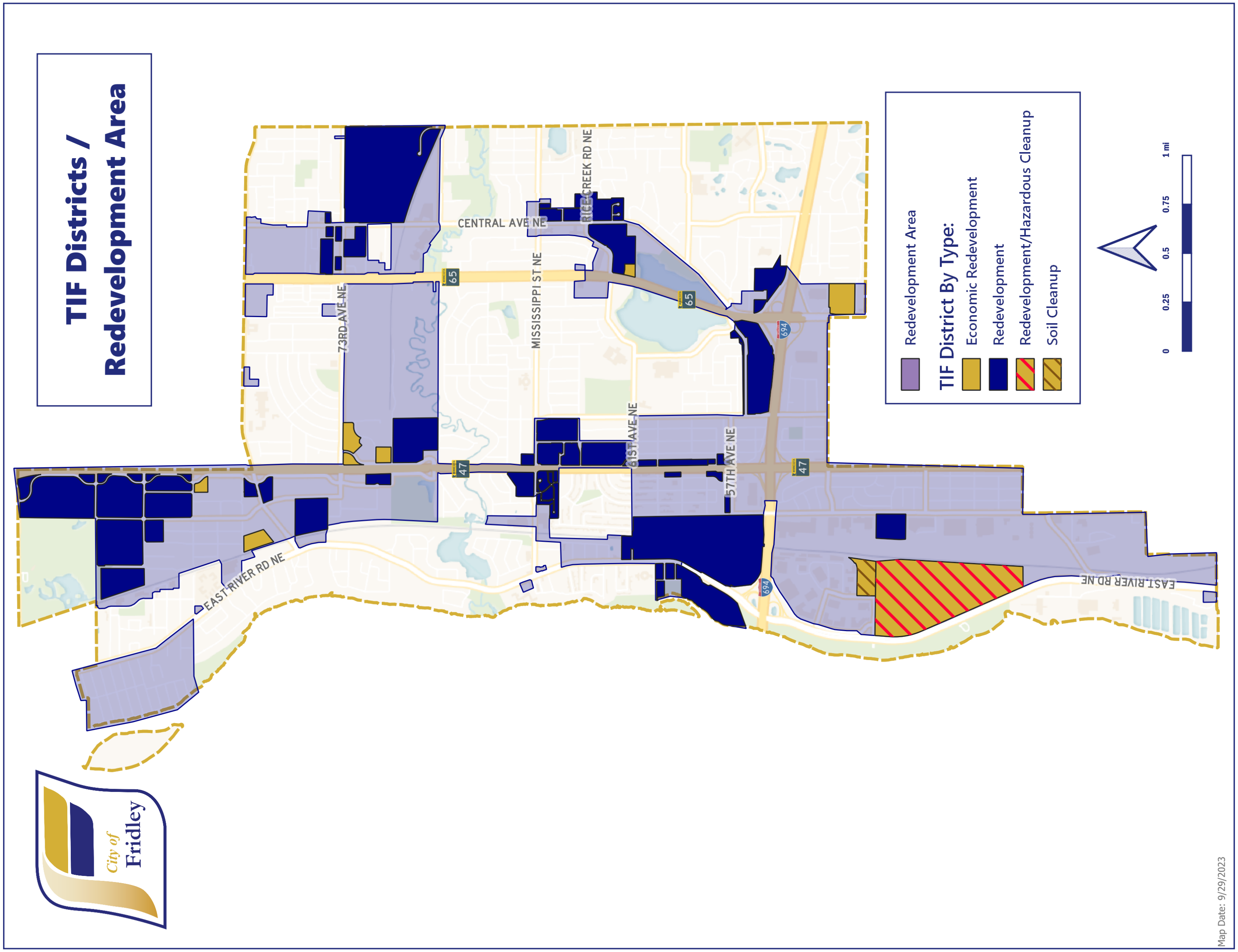


Figure 1A
Boundaries of Active and Decertified TIF Districts within Project Area

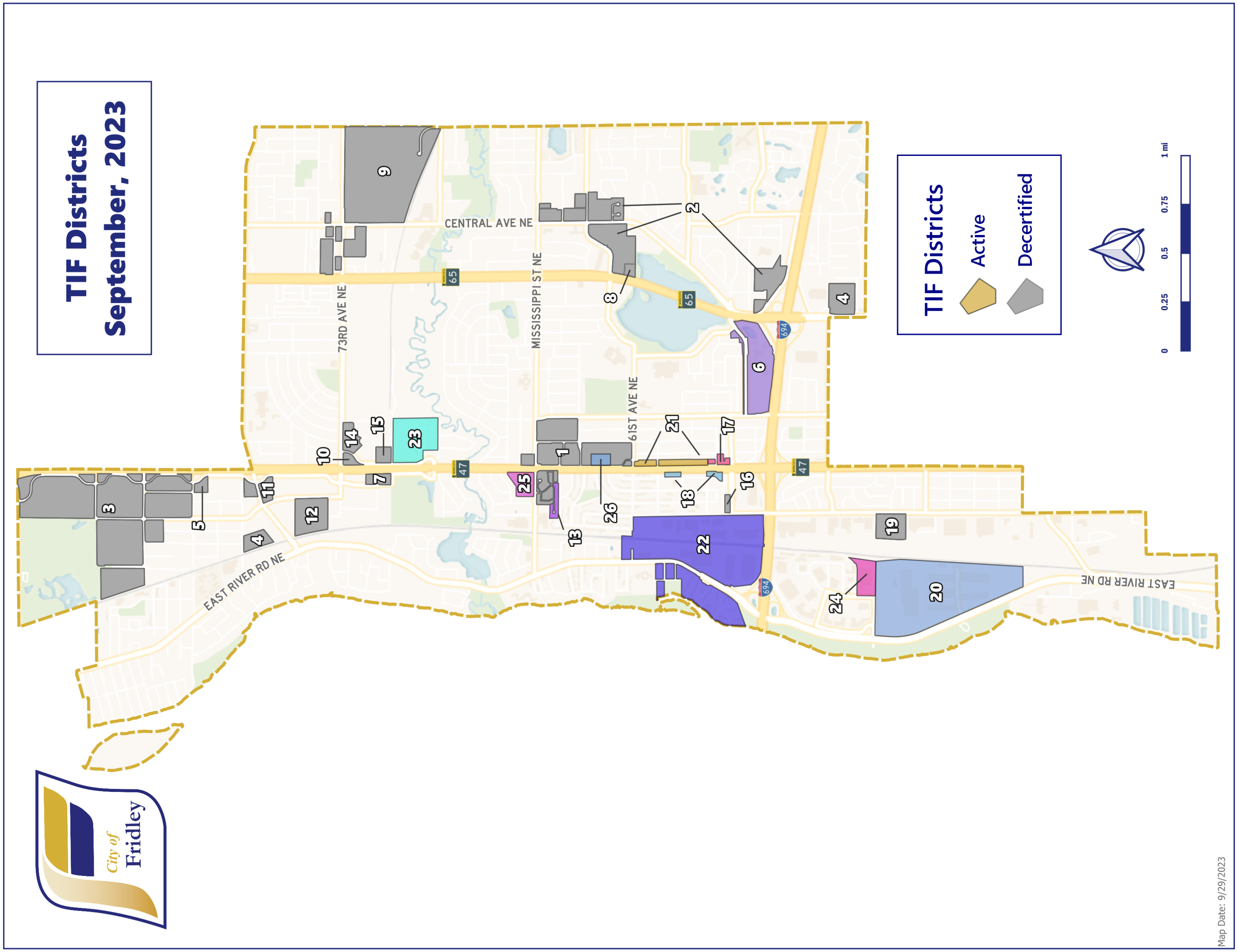


Table 1
City of Fridley Housing and Redevelopment Authority
Summary of Tax Increment Financing (TIF) Districts
TIF District Data as of December 31, 2024

City Number	TIF 1	TIF 6	TIF 12	TIF 13	TIF 17	TIF 18	TIF 19
Name	Housing Replacement	Lake Pointe (Medtronics)	McGlynn Bakeries	Satellite Ln Apartments	Gateway East	Gateway West	Main Street NE
Type	Uncodified Law	Redevelopment	Redevelopment	Redevelopment	Redevelopment	Redevelopment	Redevelopment
Date Established	11/9/1995	11/18/1985	1/6/1992	2/13/1995	12/11/2000	8/8/2005	2/26/2007
Date Certification Requested	11/16/1995	12/19/1985	1/29/1992	3/21/1995	3/12/2001	8/23/2005	5/17/2007
Date Certified	7/18/1996	12/24/1985	3/5/1992	6/20/1995	9/5/2001	12/29/2006	9/25/2007
Year of First Increment	1998	1987	1994	1998	2003	2008	2009
Date of Five Year Rule	Not applicable	Not applicable	3/5/1997	6/20/2000	9/5/2011	12/29/2016	9/25/2017
Date of Decertification	Not applicable	12/31/2025	12/31/2019	12/31/2023	12/31/2028	12/31/2033	12/31/2034
Date of Most Recent Modification	Not Applicable	12/15/2003	12/15/2003	12/15/2003	12/15/2003	N/A	N/A
Original Tax Rate	Not Applicable	81.305%	0.000%	0.000%	98.937%	92.322%	86.496%
Total Taxable Market Value (TMV)	7,255,270	55,900,700	N/A	N/A	5,811,924	6,277,986	13,982,300
Increase in TMV from Base Value	525,920	16,384,500	N/A	N/A	314,640	443,160	2,318,900
Captured Tax Capacity	67,295	790,324	N/A	N/A	54,979	58,347	233,268
Number of Parcels	21	6	0	0	35	17	1
Fund Balance	330,759	(17,880)	0	502,397	(18,463)	(99,300)	15,575
Cash Balance	330,759	338,542	0	502,397	1,828	1,278	106,044
Outstanding Obligations	0	55,898,749	0	0	20,291	100,578	1,392,577

City Number	TIF 20	TIF 21	TIF 22	TIF 23	TIF 24	TIF 25	TIF 26
Name	RER Project / HSS Sudistrict - TIF 20A	Gateway Northeast	Northstar Transit Station	Locke Point Park	Northern Stacks VIII	Holly Center Project	Moon Plaza
Type	Redevelopment	Redevelopment	Redevelopment	Redevelopment	Soils Condition	Redevelopment	Redevelopment
Date Established	4/9/2012	10/8/2012	5/6/2013	9/12/2016	6/11/2018	9/14/2020	2/13/2023
Date Certification Requested	12/17/2012	6/5/2013	8/1/2013	1/3/2017	6/20/2018	10/8/2020	4/3/2023
Date Certified	4/5/2013	8/7/2013	5/16/2014	3/17/2017	7/10/2018	8/3/2021	5/1/2023
Year of First Increment	2016	2017	2017	2020	2019	2023	2024
Date of Five Year Rule	4/5/2018	8/7/2018	5/16/2019	3/17/2022	7/10/2022	8/3/2026	5/1/2028
Date of Decertification	12/31/2041	12/31/2042	12/31/2042	12/31/2045	7/10/2024	12/31/2048	12/31/2049
Date of Most Recent Modification	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Original Tax Rate	129.928%	152.591%	151.448%	132.488%	117.984%	126.762%	106.858%
Total Taxable Market Value (TMV)	163,278,100	64,154,400	141,627,300	77,901,324	11,559,300	62,979,200	2,546,800
Increase in TMV from Base Value	14,228,900	2,494,700	30,586,000	8,740,709	5,815,800	5,083,700	2,365,500
Captured Tax Capacity	2,970,234	771,648	1,562,712	267,761	114,870	718,223	3,626
Number of Parcels	12	10	21	120	1	2	1
Fund Balance	2,718,596	(1,084,420)	4,126,995	(4,096,560)	(13,274)	76,573	(4,659)
Cash Balance	4,846,285	16,526	4,420,358	1,085	35,327	431,928	1,460
Outstanding Obligations	12,539,569	1,100,945	6,774,099	4,100,249	599,664	6,220,540	6,119

Total Combined HRA Funds

Overview

The HRA is governed by commissioners appointed by the Fridley City Council. The HRA is responsible for providing housing and redevelopment assistance to the City and its residents. Funding for the various programs administered by the HRA is provided through a combination of sources, including tax levy, among other sources, and for specific projects the issuance of tax increment revenue bonds and general obligation tax increment bonds guaranteed by the City. Separate financial statements are not prepared for the HRA.

Source of Funds

Funding for the various programs administered by the HRA is provided through a combination of sources, including tax levy, tax increment, investment income, among other sources. For specific redevelopment projects, other sources of revenue may include the issuance of tax increment revenue bonds and general obligation tax increment bonds guaranteed by the City, among other sources such as intergovernmental revenue. Separate financial statements are not prepared for the HRA.

Use of Funds

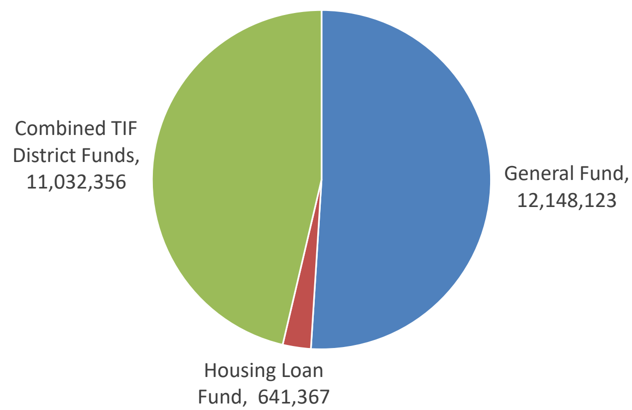
Use of funds includes operating costs for the HRA, including personnel costs, and project specific costs. Project specific costs may include land/building acquisition, site improvements and preparation costs, utility improvements, and other public improvements, in addition to administrative costs (i.e., legal and consulting) for managing the various tax increment financing districts.

Cash and Ending Fund Balance

As of December 31, 2024, the HRA reported total ending cash balance of approximately $23.2 million and fund balance of approximately $26.8 million. In addition these balances reported in the HRA funds, the City's Governmental Funds, Debt Service Funds, include $624,896 of reserves for debt service on bonds payable from TIF revenue from TIF District 20.

Chart 1 shows the ending cash balance by HRA funds as of December 31, 2024, inclusive of the balance for debt service reserves reported in the City's governmental debt service funds.

Chart 1
HRA Ending Cash Balance ($) as of December 31, 2024



Tables 2, 3, and 4 show estimated ending cash balance, fund balance, and interfund loan balances, respectively, for the HRA funds for years 2024-2035. Ending fund balance by year is shown to be greater than estimated ending cash balance by year. This is due to the outstanding interfund loans made from the HRA General Fund to certain TIF districts. As tax increment is collected, the interfund loan balances will be reduced over time and available cash will increase and be available for other HRA purposes, including future redevelopment projects.

Table 2

Estimated Ending Cash Balance Fund	Actual 2024	Estimated 2025	Estimated 2026	Estimated 2027	Estimated 2028	Estimated 2029	Estimated 2030	Estimated 2031	Estimated 2032	Estimated 2033	Estimated 2034	Estimated 2035
General Fund	12,148,123	12,724,481	13,145,342	13,060,938	12,885,199	12,657,735	12,386,961	12,085,213	11,751,261	11,383,826	10,982,837	10,348,673
Housing Loan	641,367	1,036,109	1,757,104	2,507,397	3,319,082	4,159,144	5,028,473	5,927,988	6,858,636	7,821,392	8,817,262	9,847,281
TIF 1	330,759	398,555	467,028	536,186	606,036	652,297	688,079	712,907	737,984	754,628	769,670	784,861
TIF 6	338,542	393,355	-	-	-	-	-	-	-	-	-	-
TIF 12	-	-	-	-	-	-	-	-	-	-	-	-
TIF 13	502,397	-	-	-	-	-	-	-	-	-	-	-
TIF 17	1,828	-	-	-	-	-	-	-	-	-	-	-
TIF 18	1,278	3,103	4,946	-	-	-	-	-	-	-	-	-
TIF 19	106,044	11,554	11,670	11,787	11,905	12,024	12,144	12,265	12,388	12,512	12,637	12,763
TIF 20	4,846,285	5,890,592	6,687,337	7,452,849	9,030,570	10,589,618	12,145,905	13,699,655	15,251,088	16,800,413	18,342,877	20,084,170
TIF 21	16,526	176,622	544,594	550,040	555,540	561,095	566,706	572,373	578,097	583,878	589,717	595,614
TIF 22	4,420,358	4,755,221	5,058,660	5,362,284	5,665,954	5,969,519	6,272,822	6,575,695	6,877,962	7,179,434	7,479,911	7,779,185
TIF 23	1,085	24,542	25,130	25,593	25,923	26,111	26,150	26,029	25,740	25,272	24,615	23,758
TIF 24	35,327	45,899	56,577	67,362	78,254	89,255	100,366	111,589	122,924	134,372	145,935	157,613
TIF 25	431,928	438,527	445,049	451,490	457,845	464,107	470,271	476,331	482,282	488,116	493,828	541,409
TIF 26	1,460	34,901	78,856	123,372	168,455	214,110	260,345	307,163	354,573	402,580	451,191	504,134
Total HRA Funds	23,823,307	25,933,462	28,282,293	30,149,298	32,804,762	35,395,015	37,958,221	40,507,210	43,052,934	45,586,423	48,110,480	50,679,460

1. Cash includes tax increment funds accounted in the City's governmental funds for debt service reserve for TIF 20 in the (rounded) amount of $624,897 as of 12/31/2024. Adjusting for this reserve, the ending cash as of 12/31/2024 is $23,198,410 which is the amount reported in the audited 2024 financial statements.

Table 3

Estimated Ending Fund Balances

Fund	Actual 2024	Estimated 2025	Estimated 2026	Estimated 2027	Estimated 2028	Estimated 2029	Estimated 2030	Estimated 2031	Estimated 2032	Estimated 2033	Estimated 2034	Estimated 2035
General Fund	20,033,081	19,832,943	19,484,796	19,084,608	18,625,272	18,103,849	17,528,375	16,910,791	16,249,459	15,542,676	14,789,933	13,990,880
Housing Loan	4,907,437	5,275,929	5,896,924	6,547,217	7,258,902	7,998,964	8,768,293	9,567,808	10,398,456	11,261,212	12,157,082	13,087,101
TIF 1	330,759	398,555	467,028	536,186	606,036	652,297	688,079	712,907	737,984	754,628	769,670	784,861
TIF 6	(17,880)	58,236	-	-	-	-	-	-	-	-	-	-
TIF 12	-	-	-	-	-	-	-	-	-	-	-	-
TIF 13	502,397	-	-	-	-	-	-	-	-	-	-	-
TIF 17	(18,463)	-	-	-	-	-	-	-	-	-	-	-
TIF 18	(99,300)	(83,973)	(37,236)	-	-	-	-	-	-	-	-	-
TIF 19	15,575	11,554	11,670	11,787	11,905	12,024	12,144	12,265	12,388	12,512	12,637	12,763
TIF 20	2,718,596	3,938,264	4,918,453	5,873,830	7,648,061	9,410,497	11,177,290	12,948,914	14,725,847	16,508,564	18,292,589	20,084,170
TIF 21	(1,084,420)	(283,530)	544,594	550,040	555,540	561,095	566,706	572,373	578,097	583,878	589,717	595,614
TIF 22	4,126,995	4,429,799	4,733,237	5,036,861	5,340,531	5,644,096	5,947,399	6,250,273	6,552,539	6,854,011	7,154,488	7,453,762
TIF 23	(4,096,560)	(4,004,728)	(3,908,432)	(3,808,432)	(3,704,584)	(3,596,736)	(3,484,732)	(3,368,408)	(3,247,595)	(3,122,117)	(2,991,790)	(2,856,424)
TIF 24	(13,274)	(2,702)	7,976	18,761	29,653	40,654	51,766	62,988	74,323	85,772	97,334	109,013
TIF 25	76,573	83,172	89,695	96,136	102,490	108,752	114,916	120,977	126,927	132,761	138,473	228,052
TIF 26	(4,659)	34,901	78,856	123,372	168,455	214,110	260,345	307,163	354,573	402,580	451,191	504,134
Total HRA Funds	27,376,857	29,688,420	32,287,561	34,070,366	36,642,261	39,149,602	41,630,580	44,098,052	46,562,998	49,016,478	51,461,325	53,993,925

1. Ending Fund Balance includes tax increment funds accounted in the City's governmental funds for debt service reserve for TIF 20 in the amount of $624,897 as of 12/31/2024. Adjusting for this reserve, the ending fund balance as of 12/31/2024 is $26,751,960.

Table 4

Estimated Ending Interfund Loan Balances* Fund	Actual 2024	Estimated 2025	Estimated 2026	Estimated 2027	Estimated 2028	Estimated 2029	Estimated 2030	Estimated 2031	Estimated 2032	Estimated 2033	Estimated 2034	Estimated 2035
General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Housing Loan	-	-	-	-	-	-	-	-	-	-	-	-
TIF 1	-	-	-	-	-	-	-	-	-	-	-	-
TIF 6	21,303	-	-	-	-	-	-	-	-	-	-	-
TIF 12	-	-	-	-	-	-	-	-	-	-	-	-
TIF 13	-	-	-	-	-	-	-	-	-	-	-	-
TIF 17	20,291	-	-	-	-	-	-	-	-	-	-	-
TIF 18	100,578	87,076	42,182	-	-	-	-	-	-	-	-	-
TIF 19	-	-	-	-	-	-	-	-	-	-	-	-
TIF 20	2,129,569	1,952,328	1,768,884	1,579,019	1,382,509	1,179,121	968,615	750,741	525,241	291,849	50,288	-
TIF 21	1,100,946	460,152	-	-	-	-	-	-	-	-	-	-
TIF 22	-	-	-	-	-	-	-	-	-	-	-	-
TIF 23	4,100,249	4,029,271	3,933,562	3,834,025	3,730,506	3,622,847	3,510,881	3,394,437	3,273,335	3,147,389	3,016,405	2,880,182
TIF 24	-	-	-	-	-	-	-	-	-	-	-	-
TIF 25	-	-	-	-	-	-	-	-	-	-	-	-
TIF 26	-	-	-	-	-	-	-	-	-	-	-	-
Total HRA Funds	7,472,936	6,528,826	5,744,628	5,413,044	5,113,015	4,801,968	4,479,496	4,145,178	3,798,576	3,439,238	3,066,693	2,880,182

*Balances Due to HRA Genral Fund

Table 5

Total Combined HRA Funds	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenues												
Tax increment revenue	7,842,742	8,095,866	7,253,525	6,408,173	6,355,716	6,332,647	6,322,927	6,312,839	6,314,067	6,306,614	6,305,757	6,310,715
Tax levy	742,922	770,700	793,821	817,636	842,165	867,430	893,453	920,256	947,864	976,300	1,005,589	1,035,756
Interest on Interfund Loans	349,632	348,500	348,537	317,004	284,160	250,054	225,288	213,706	201,629	189,033	177,146	166,158
Miscellaneous revenue	230,285	148,793	0	0	0	0	0	0	0	0	0	0
Interest and investment earnings	712,996	235,607	250,429	265,949	276,964	287,742	298,054	308,123	318,076	328,018	337,860	347,676
Loan/advance repayments	61,521	31,306	31,306	31,306	31,306	31,306	31,306	31,306	31,306	31,306	31,306	31,306
Total Revenues	9,940,098	9,630,772	8,677,617	7,840,069	7,790,312	7,769,178	7,771,028	7,786,231	7,812,941	7,831,271	7,857,658	7,891,612
Expenditures												
Land/building acquisition	0	400,000	400,000	400,000	0	0	0	0	0	0	0	0
Site improvement/preparation costs	164,474	1,657,421	1,150,000	1,150,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
Other public improvements	54,486	66,946	66,946	66,946	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
HRA operating expenses	924,884	952,631	981,209	1,010,646	1,040,965	1,072,194	1,104,360	1,137,491	1,171,615	1,206,764	1,242,967	1,280,256
Authority administrative costs for TIF	33,574	130,389	192,689	135,437	141,858	148,597	155,670	163,093	170,884	179,061	187,644	196,652
County administrative costs for TIF	11,326	9,449	7,129	6,528	5,656	5,656	5,656	5,656	5,656	5,656	5,336	5,336
Total Project Expenditures	1,188,744	3,216,836	2,797,973	2,769,557	1,958,479	1,996,447	2,035,686	2,076,240	2,118,156	2,161,481	2,205,947	2,252,244
Bond principal payments on all other bonds	780,000	820,000	860,000	930,000	975,000	1,025,000	1,045,000	1,065,000	1,085,000	1,105,000	1,130,000	1,150,000
Bond principal payments for paygo	700,034	931,226	1,018,531	1,070,053	1,120,718	1,173,774	1,229,336	1,287,521	1,348,460	1,412,280	1,479,123	1,465,137
Bond interest payments on all other bonds	352,288	312,288	270,288	225,538	177,913	143,288	122,588	101,488	79,988	58,088	35,738	12,219
Bond interest payments for paygo	1,611,850	1,481,677	877,682	827,250	777,679	725,721	671,258	614,173	554,339	491,626	425,893	356,995
Interest payment on interfund loans	337,630	334,458	254,003	222,206	208,627	197,608	186,183	174,337	162,053	149,316	136,111	122,416
Tax increment returned to the county	0	222,724	0	12,661	0	0	0	0	0	0	0	0
Total Expenditures	4,970,546	7,319,209	6,078,476	6,057,264	5,218,416	5,261,838	5,290,050	5,318,758	5,347,996	5,377,791	5,412,812	5,359,011
Revenues Over (Under) Expenditures	4,969,552	2,311,563	2,599,141	1,782,804	2,571,896	2,507,340	2,480,978	2,467,472	2,464,946	2,453,480	2,444,847	2,532,601
Other Financing Sources and Uses												
Transfer in	735,659	564,900	809,734	812,726	0	0	0	0	0	0	0	0
Transfer out	(735,659)	(564,900)	(809,734)	(812,726)	0	0	0	0	0	0	0	0
Sales of property	148,927	0	0	0	0	0	0	0	0	0	0	0
Total Other Financing Sources and Uses	148,927	0	0	0	0	0	0	0	0	0	0	0
Net Change in Fund Balance	5,118,479	2,311,563	2,599,141	1,782,804	2,571,896	2,507,340	2,480,978	2,467,472	2,464,946	2,453,480	2,444,847	2,532,601
Ending Fund Balance	27,376,857	29,688,420	32,287,561	34,070,366	36,642,261	39,149,602	41,630,579	44,098,052	46,562,997	49,016,478	51,461,324	53,993,925

Table 5

Total Combined HRA Funds	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Assets												
Cash	23,823,307	25,933,462	28,282,293	30,149,298	32,804,762	35,395,015	37,958,221	40,507,210	43,052,934	45,586,423	48,110,480	50,679,460
Receivable - Note	4,739,820	5,239,820	5,139,820	5,039,820	4,939,820	4,839,820	4,739,820	4,639,820	4,539,820	4,439,820	4,339,820	4,239,820
Receivable - Other	882,783	0	0	0	0	0	0	0	0	0	0	0
Due from other funds - TIF Loans	7,479,055	6,528,826	5,744,628	5,413,044	5,113,015	4,801,968	4,479,496	4,145,178	3,798,576	3,439,238	3,066,693	2,880,182
Land held for resale	704,780	740,420	740,420	740,420	740,420	740,420	740,420	740,420	740,420	740,420	740,420	740,420
Other assets	17	0	0	0	0	0	0	0	0	0	0	0
Total Assets	37,629,762	38,442,528	39,907,161	41,342,581	43,598,018	45,777,223	47,917,957	50,032,628	52,131,750	54,205,901	56,257,413	58,539,882
Liabilities												
Due to other funds - TIF Loans	7,472,936	6,528,826	5,744,628	5,413,044	5,113,015	4,801,968	4,479,496	4,145,178	3,798,576	3,439,238	3,066,693	2,880,182
Due to primary government	429,832	420,365	405,173	389,374	372,943	355,855	338,083	319,600	300,378	280,387	259,597	237,975
Other liabilities and deferred inflows	2,350,137	1,804,917	1,469,798	1,469,798	1,469,798	1,469,798	1,469,798	1,469,798	1,469,798	1,469,798	1,469,798	1,427,800
Total Liabilities	10,252,905	8,754,108	7,619,599	7,272,216	6,955,756	6,627,621	6,287,377	5,934,576	5,568,752	5,189,423	4,796,088	4,545,957
Total Fund Balance	27,376,857	29,688,420	32,287,561	34,070,366	36,642,261	39,149,602	41,630,580	44,098,052	46,562,998	49,016,478	51,461,325	53,993,925
Total Liabilities and Fund Balance	37,629,762	38,442,528	39,907,161	41,342,581	43,598,018	45,777,223	47,917,957	50,032,628	52,131,750	54,205,901	56,257,413	58,539,882

Notes:

1. Cash includes tax increment funds accounted in the City's governmental funds for debt service reserve for TIF 20 in the (rounded) amount of $624,897 as of 12/31/2024. Adjusting for this reserve, the ending cash as of 12/31/2024 is $23,198,410 which is the amount reported in the audited 2024 financial statements.
2. Ending Fund Balance includes tax increment funds accounted in the City's governmental funds for debt service reserve for TIF 20 in the amount of $624,897 as of 12/31/2024. Adjusting for this reserve, the ending fund balance as of 12/31/2024 is $26,751,960.

HRA General Fund

Overview

The HRA is responsible for providing housing and redevelopment assistance to the City and its residents. The HRA General Fund is used to account for the general operation of the HRA, including deposit of the HRA tax levy, and other revenues that are not specific to a TIF district or other restricted purpose.

Source of Funds

Funding for the various programs administered by the HRA is provided by a combination of revenue sources. The main revenue source comes from the HRA levy that is approved by both the HRA and the City. The HRA levy is made pursuant to Minnesota Statutes, Section 469.033, and pursuant to the enabling resolution for the HRA as approved by the City, the HRA may levy a tax on its area of operation for the purposes authorized under the HRA Act, subject to consent by the City. The levy may not exceed 0.0185 percent of the taxable market value in the City. The "area of operation" of the authority is the boundaries of the City. The HRA deposits ad valorem taxes in the General Fund and the Housing Loan Fund, all pursuant to the HRA levy authority.

The HRA General Fund receives investment income on its cash balance.

In addition to these revenue sources, for specific projects, the HRA has provided funds through issuance of tax increment revenue bonds and general obligation tax increment bonds guaranteed by the City.

Other sources of revenue include miscellaneous and non-recurring sources of revenue come from grants and donations, and other one-time sources such as sale of property. Other sources includes receipt of payment from Medtronic of approximately $120,000 annually (annual amounts vary pursuant to agreement) for deposit to the HRA General Fund related to land transactions within TIF District 6. This is projected to end in 2026.

Use of Funds

The use of funds includes expense for personnel, maintenance and expense for property owned by the HRA, direct assistance to developers, among other operating costs.

Cash and Ending Fund Balance

The HRA General Fund is projected to continue to have sufficient cash to meet its operational needs and redevelopment purposes.

The HRA General Fund balance sheet includes $1.0 million in anticipated future payments from the City for costs incurred by the HRA for the municipal campus. The specifics of the timing of repayment are provided in a City resolution. For purpose of the Plan, the note is included as outstanding with no assumption made as to payments on the note.

The HRA General Fund is used to repay the City for costs incurred related acquisition of land in TIF District 23. The City advanced funds to the HRA General Fund with expectation the City would be repaid over 25 years, as the HRA General Fund has cash available from receipt of tax increment from TIF District 23 to repay the interfund loan the HRA General Fund made to TIF District 23.

Table 6

HRA General Fund	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenues												
Tax levy	161,729	152,700	157,281	161,999	166,859	171,865	177,021	182,332	187,802	193,436	199,239	205,216
Interest on Interfund Loans	349,632	348,500	348,537	317,004	284,160	250,054	225,288	213,706	201,629	189,033	177,146	166,158
Miscellaneous revenue	66,768	148,793										
Interest and investment earnings	392,458	102,500	127,245	131,453	130,609	128,852	126,577	123,870	120,852	117,513	113,838	109,828
Total Revenues	970,587	752,493	633,063	610,457	581,629	550,771	528,886	519,907	510,283	499,982	490,223	481,203
Expenditures												
HRA operating expenses	924,884	952,631	981,209	1,010,646	1,040,965	1,072,194	1,104,360	1,137,491	1,171,615	1,206,764	1,242,967	1,280,256
Total Project Expenditures	924,884	952,631	981,209	1,010,646	1,040,965	1,072,194	1,104,360	1,137,491	1,171,615	1,206,764	1,242,967	1,280,256
Total Expenditures	924,884	952,631	981,209	1,010,646	1,040,965	1,072,194	1,104,360	1,137,491	1,171,615	1,206,764	1,242,967	1,280,256
Revenues Over (Under) Expenditures	45,703	(200,138)	(348,147)	(400,189)	(459,336)	(521,423)	(575,474)	(617,583)	(661,333)	(706,782)	(752,743)	(799,053)
Other Financing Sources and Uses												
Sales of property	148,927											
Total Other Financing Sources and Uses	148,927	0	0	0	0	0	0	0	0	0	0	0
Net Change in Fund Balance	194,630	(200,138)	(348,147)	(400,189)	(459,336)	(521,423)	(575,474)	(617,583)	(661,333)	(706,782)	(752,743)	(799,053)
Ending Fund Balance	20,033,081	19,832,943	19,484,796	19,084,608	18,625,272	18,103,849	17,528,375	16,910,791	16,249,459	15,542,676	14,789,933	13,990,880
Assets												
Cash	12,148,123	12,724,481	13,145,342	13,060,938	12,885,199	12,657,735	12,386,961	12,085,213	11,751,261	11,383,826	10,982,837	10,348,673
Receivable - Note	400,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Receivable - Other	840,044											
Due from other funds - TIF Loans	7,479,055	6,528,826	5,744,628	5,413,044	5,113,015	4,801,968	4,479,496	4,145,178	3,798,576	3,439,238	3,066,693	2,880,182
Land held for resale	621,120	659,370	659,370	659,370	659,370	659,370	659,370	659,370	659,370	659,370	659,370	659,370
Other assets	0											
Total Assets	21,488,342	20,912,678	20,549,339	20,133,352	19,657,585	19,119,073	18,525,828	17,889,762	17,209,207	16,482,434	15,708,900	14,888,225
Liabilities												
Due to primary government	423,713	420,365	405,173	389,374	372,943	355,855	338,083	319,600	300,378	280,387	259,597	237,975
Other liabilities and deferred inflows	1,031,548	659,370	659,370	659,370	659,370	659,370	659,370	659,370	659,370	659,370	659,370	659,370
Total Liabilities	1,455,261	1,079,735	1,064,543	1,048,744	1,032,313	1,015,225	997,453	978,970	959,748	939,757	918,967	897,345
Total Fund Balance	20,033,081	19,832,943	19,484,796	19,084,608	18,625,272	18,103,849	17,528,375	16,910,791	16,249,459	15,542,676	14,789,933	13,990,880
Total Liabilities and Fund Balance	21,488,342	20,912,678	20,549,339	20,133,352	19,657,585	19,119,073	18,525,828	17,889,762	17,209,207	16,482,434	15,708,900	14,888,225

Housing Loan Fund

Overview

The Housing Loan Fund was established to account for the HRA's housing program and the commercial loan program. At the end of 2023, there was approximately $64,599 of cash in this fund to assist with the programs. Historically loan repayments have funded all new loans. The HRA has adopted and modified its various loan and rehabilitation programs to ensure funds are achieving the HRA's objectives. The most recent changes and addition to the HRA Housing Programs and Guidelines as adopted in December 7, 2023.

The Minnesota 2023 Tax Bill included special legislation for Fridley that provides authority for the HRA to transfer funds from TIF District 20 to the Housing Loan Fund for the HRA's housing program. The special law includes limitations on the amount that can be transferred annually. The estimated amount of annual transfer is approximately $615,000 between 2023 and 2027. The authority for this transfer (pooling of funds) ends in 2027.

The HRA is the recipient of special sales tax legislation passed in 2023. Starting October 1, 2023, there will be a new metro county area sales and use tax called Metro Area Sales and Use Tax for Housing. The new Metro Area Sales and Use Tax for Housing rate will be 0.25%. The Minnesota Department of Revenue will administer this tax. Revenues will fund the projects identified in Laws of Minnesota 2023, Chapter 37, Article 5, Section 2. The HRA estimates to collect approximately $300,000 annually for the next five years from this sales tax.

Source of Funds

The source of funds in future years will come from property taxes, sales tax revenue, and loan repayments and transfers from TIF District 20 pursuant to the special legislation.

The timing of loan repayment and the actual amount of funds available from transfer from TIF District 20 is dependent on factors outside of the control of the HRA and will depend on terms of the loans and available tax increment within TIF District 20, among other factors.

The HRA will continue to monitor the loans outstanding working with the firms that the HRA contracts with for loan administration.

Use of Funds

The use of funds is solely for the housing program and the commercial loan program. The finance plan for the Housing Loan Funds includes $1,200,000 use of funds for housing improvements through the programs offered by the HRA and $1,200,000 for potential property acquisition between years 2025 and 2027. These "placeholder" estimates for spending are supported in part from the special legislation allowing for use of funds from TIF District 20.

Ending Cash and Fund Balance

The recent special legislation means the Housing Loan Fund is projected to have additional sources of revenue to support the housing programs. The ending cash balance is projected to remain positive over the planning period.

The exact amount for future available cash balances will depend on the timing for potential loan repayments and the amounts of transfers from TIF District 20. The plan assumes collection of $100,000 annually to reduce the receivable from notes, this is a "placeholder" estimate. This will need to be monitored and any shortfalls, due to timing of receipt of funds and other factors, must be addressed through the HRA General Fund or other strategies.

Table 7

Housing Program Fund 020	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Revenues												
Tax levy	581,193	618,000	636,540	655,636	675,305	695,564	716,431	737,924	760,062	782,864	806,350	830,540
Miscellaneous revenue	163,517											
Interest and investment earnings	7,880	21,232	10,361	17,571	25,074	33,191	41,591	50,285	59,280	68,586	78,214	88,173
Loan/advance repayments	61,521	31,306	31,306	31,306	31,306	31,306	31,306	31,306	31,306	31,306	31,306	31,306
Total Revenues	814,111	670,538	678,207	704,513	731,685	760,061	789,329	819,515	850,648	882,756	915,870	950,019
Expenditures												
Land/building acquisition		400,000	400,000	400,000								
Site improvement/preparation costs	116,747	400,000	400,000	400,000								
Other public improvements	54,088	66,946	66,946	66,946	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Total Expenditures	170,835	866,946	866,946	866,946	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Revenues Over (Under) Expenditures	643,276	(196,408)	(188,739)	(162,433)	711,685	740,061	769,329	799,515	830,648	862,756	895,870	930,019
Other Financing Sources and Uses												
Transfer in	735,659	564,900	809,734	812,726	0	0	0					
Total Other Financing Sources and Uses	735,659	564,900	809,734	812,726	0	0	0	0	0	0	0	0
Net Change in Fund Balance	1,378,935	368,492	620,995	650,293	711,685	740,061	769,329	799,515	830,648	862,756	895,870	930,019
Ending Fund Balance	4,907,437	5,275,929	5,896,924	6,547,217	7,258,902	7,998,964	8,768,293	9,567,808	10,398,456	11,261,212	12,157,082	13,087,101
Assets												
Cash	641,367	1,036,109	1,757,104	2,507,397	3,319,082	4,159,144	5,028,473	5,927,988	6,858,636	7,821,392	8,817,262	9,847,281
Receivable - Note	4,339,820	4,239,820	4,139,820	4,039,820	3,939,820	3,839,820	3,739,820	3,639,820	3,539,820	3,439,820	3,339,820	3,239,820
Total Assets	4,981,187	5,275,929	5,896,924	6,547,217	7,258,902	7,998,964	8,768,293	9,567,808	10,398,456	11,261,212	12,157,082	13,087,101
Liabilities												
Other liabilities	73,750											
Total Liabilities	73,750	0	0	0	0	0	0	0	0	0	0	0
Total Fund Balance	4,907,437	5,275,929	5,896,924	6,547,217	7,258,902	7,998,964	8,768,293	9,567,808	10,398,456	11,261,212	12,157,082	13,087,101
Total Liabilities and Fund Balance	4,981,187	5,275,929	5,896,924	6,547,217	7,258,902	7,998,964	8,768,293	9,567,808	10,398,456	11,261,212	12,157,082	13,087,101

TIF District Summaries

This section provides an individual summary for each TIF district. Each summary contains the following information:

1. Overview of the TIF district and improvements completed or proposed to be completed.
2. Management recommendations and opportunities and challenges.
3. Key dates and other factors for the TIF district.
4. Current listing of parcels within the TIF district.
5. Pro forma for the TIF district, including prior years financial data and projections through year 2032 or the remaining life of the district, whichever is greater

Table 8 that follows provides available fund balances by TIF district based on year-end 2024 and estimated future fund balance amounts based on future activity for life of district or as of December 31, 2035, whichever is earlier.

Table 8

Tax Increment Financing Districts
Fund Balance

TIF District	Estimated Ending Fund Balances as of Year End 2024			Future Ending Fund Balance Estimates for as of Year End 2035		
	Funds Available for Redevelopment	Excess TIF to be Returned to Local Taxing Jurisdictions	Total Funds Available	Funds Available for Redevelopment	Excess TIF to be Returned to Local Taxing Jurisdictions	Total Funds Available
TIF 1	330,759	-	330,759	784,861	-	784,861
TIF 6	-	-	-	-	-	-
TIF 12	-	-	-	-	-	-
TIF 13	502,397	-	502,397	-	-	-
TIF 17	-	-	-	-	-	-
TIF 18	-	-	-	-	-	-
TIF 19	15,575	-		12,763	-	
TIF 20	-	-		-	-	
TIF 21	-	-		595,614	-	
TIF 22	4,126,995	-		7,453,762	-	
TIF 23	-	-		-	-	
TIF 24	-	-		109,013	-	
TIF 25	76,573	-		228,052	-	
Total	5,052,299	-	833,156	9,184,065	-	784,861

Notes:
1. The facts for each individual TIF district should be reviewed and confirmed before spending of funds.
2. A negative amount indicates funds are due to another non-TIF fund as authorized by an interfund loan.
3. Available funds must be spent within the boundaries of Redevelopment Project No. 1.
4. The amounts shown are after, or do not include fund balance that is available for existing obligations.
5. Changes to special legislation that may occur, among any other changages to the statutes that govern the use of tax increments, may impact the amounts above for certain districts.

Housing Replacement TIF District

The Housing Replacement TIF District (referred to as TIF 1 for purpose of the Plan) is a scattered site district for use by the Housing Replacement Program (HRP). Once a parcel is included in the district, the HRA collects tax increment for a period of 15 years. The increment is used to help cover some of the costs of the program, (i.e. acquisition, demolition, property maintenance etc).

Since the program originally began in 1995, the HRA has approved 14 phases. As of current tax year there are 21 parcels included in the district. Under special legislation approved in April 2010, the Authority can designate up to 100 parcels, inclusive of the properties already in the program.

The goals of the HRP include eliminating blighted and substandard homes through demolition, to preserve and expand the City's tax base through new construction, and to encourage neighborhood revitalization through re-investment. The HRA purchases properties on a voluntary basis, directly from the owner or through foreclosure. Once acquired, the structures are demolished and the lots may then be sold to private parties building market rate single family homes.

Management Strategies / Challenges and Opportunities

There are no management issues noted.

Based on assumptions for future increment, and the phasing out of existing properties (based on 15 year limit) the fund is projected to maintain positive cash and fund balance with projected increase in balances over the planning period.

City Number	TIF 1	
Name	Housing Replacement	
Type	Uncodified Law	
Date Established	11/9/1995	
Date Certification Requested	11/16/1995	
Date Certified	7/18/1996	
Year of First Increment	1998	
Date of Five Year Rule	Not applicable	
Date of Decertification	Not applicable	
Date of Most Recent Modification	Not Applicable	
Original Tax Rate	Not Applicable	
Total Taxable Market Value (TMV)	7,255,270	
Increase in TMV from Base Value	525,920	
Captured Tax Capacity	67,295	
Number of Parcels	21	
Fund Balance	330,759	
Cash Balance	330,759	
Outstanding Obligations	0	
Parcels as of 2023 for Tax Year 2024:		
	033024220069	033024230011
	233024230089	133024330032
	033024230028	263024320104
	033024230088	
	233024230172	
	233024230173	
	033024310077	
	143024140080	
	263024320091	
	033024230241	
	033024230242	
	033024240001	
	143024240002	
	033024230029	
	033024230237	
	233024220078	
	263024330050	
	233024430049	

Housing Replacement TIF District

Established by Special Legislation

Table 9

TIF 1 (Housing Replacement Fund 065)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Revenues															
Tax increment revenue	438,421	750,798	64,808	64,808	64,808	64,808	64,808	40,520	29,579	18,268	18,268	9,585	7,495	7,495	1,206,047
Tax levy															0
Charge for admin to TIF districts															0
Interest on Interfund Loans		98,918													98,918
Miscellaneous revenue															0
Interest and investment earnings			10,305	3,308	3,986	4,670	5,362	6,060	6,523	6,881	7,129	7,380	7,546	7,697	76,846
Market Value Homestead Credit		23,299													23,299
Loan/advance repayments															0
Lease proceeds															0
Repayment / return of tax increment															0
Total Revenues	438,421	873,015	75,113	68,116	68,794	69,478	70,170	46,580	36,102	25,148	25,397	16,965	15,041	15,192	1,405,110
Expenditures															
Land/building acquisition	2,250,000	901,929													901,929
Site improvement/preparation costs	575,000	507,477													507,477
Utilities	125,000														0
Other public improvements															0
Construction of affordable housing															0
Temporary economic development															0
HRA operating expenses															0
Authority administrative costs for TIF	125,000	177,980													177,980
County administrative costs for TIF		25,905	1,563	320	320	320	320	320	320	320	320	320	0		30,348
Total Project Expenditures	3,075,000	1,613,291	1,563	320	320	320	320	320	320	320	320	320	0	0	1,617,734
Bond principal payments on all other bonds															0
Bond principal payments for paygo															0
Bond interest payments on all other bonds															0
Bond interest payments for paygo															0
Interest payment on interfund loans															0
Tax increment returned to the county															0
Total Expenditures	3,075,000	1,613,291	1,563	320	320	320	320	320	320	320	320	320	0	0	1,617,734
Revenues Over (Under) Expenditures	(2,636,579)	(740,276)	73,550	67,796	68,474	69,158	69,850	46,260	35,782	24,828	25,077	16,645	15,041	15,192	(212,624)
Other Financing Sources and Uses															
Transfer in															0
Transfer out															0
Bond issued (other than refunding bonds)															0
Refunding bonds issued															0
Bonds refunded															0
Bond discount															0
Bond premium															0
Sales of property		997,485													997,485
Total Other Financing Sources and Uses	0	997,485	0	0	0	0	0	0	0	0	0	0	0	0	997,485
Net Change in Fund Balance	(2,636,579)	257,209	73,550	67,796	68,474	69,158	69,850	46,260	35,782	24,828	25,077	16,645	15,041	15,192	784,861
Ending Fund Balance	(2,636,579)	257,209	330,759	398,555	467,028	536,186	606,036	652,297	688,079	712,907	737,984	754,628	769,670	784,861	784,861

Table 9

TIF 1 (Housing Replacement Fund 065)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Assets															
Cash		257,209	330,759	398,555	467,028	536,186	606,036	652,297	688,079	712,907	737,984	754,628	769,670	784,861	
Property held for resale															
Receivable - Note															
Receivable - Other		3,257	6,131												
Due from other funds - TIF Loans															
Due from other funds - Other															
Land held for resale		81,050	81,050	81,050	81,050	81,050	81,050	81,050	81,050	81,050	81,050	81,050	81,050	81,050	
Other assets															
Total Assets		341,516	417,940	479,605	548,078	617,236	687,086	733,347	769,129	793,957	819,034	835,678	850,720	865,911	
Liabilities															
Due to other funds - TIF Loans															
Due to primary government															
Other liabilities and deferred inflows		84,307	87,181	81,050	81,050	81,050	81,050	81,050	81,050	81,050	81,050	81,050	81,050	81,050	
Total Liabilities		84,307	87,181	81,050	81,050	81,050	81,050	81,050	81,050	81,050	81,050	81,050	81,050	81,050	
Total Fund Balance		257,209	330,759	398,555	467,028	536,186	606,036	652,297	688,079	712,907	737,984	754,628	769,670	784,861	
Total Liabilities and Fund Balance		341,516	417,940	479,605	548,078	617,236	687,086	733,347	769,129	793,957	819,034	835,678	850,720	865,911	
Fund Balance by Purpose															
To be returned to County / Excess TIF															
Available for redevelopment projects		257,209	330,759	398,555	467,028	536,186	606,036	652,297	688,079	712,907	737,984	754,628	769,670	784,861	
Available for other purpose auth by special legislation															
Available for pledge to general obligation bonds															
Available for affordable housing projects															
Available for other purposes / to be reimbursed from TIF		0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		257,209	330,759	398,555	467,028	536,186	606,036	652,297	688,079	712,907	737,984	754,628	769,670	784,861	
Total amount of bonds authorized/issued*	0														
Total amount of bonds outstanding															

**Actual amounts may exceed authorized in this report due to capitalized interest, estimates come from the amortization schedules for the obligations*

TIF District 6

District 6 was originally established for the site of Medtronic Corporate Headquarter campus. The corporate office campus was to feature seven structures, including a Corporate Headquarters, Neurological Building, research facility, parking structure, education center, and daycare facility.

A 25 year special legislation redevelopment tax increment financing district was established to enable the HRA to clear and prepare the site for redevelopment in 1998.

The HRA provided redevelopment assistance to help pay for Medtronic's structured parking and other site related expenses ($27,004,438). Medtronic agreed to pay $5,000,000 for the land. As part of the development agreement, Medtronic is reimbursed over the life of the tax increment district. The HRA pays Medtronic an amount equal to 90% of the annual tax increment. As payment for the land, Medtronic is billed twice per year (after they receive their TIF payment). The land payment is amortized over 25 years at 8.25%. Unpaid interest compounds (increases the balance of the TIF Note).

The district is not subject to the limitations of pooling or the five-year rule. The district does not have any outstanding obligations.

Management Strategies / Challenges and Opportunities

The negative fund balance is due to the timing of the recording of the expenditure for payment on the TIF Note. The district must be decertified in 2025, with final collection of tax increment. The Plan projects that the district will be closed in 2026 with a $0 ending balance, after payment of administrative costs.

City Number	TIF 6
Name	Lake Pointe (Medtronics)
Type	Redevelopment
Date Established	11/18/1985
Date Certification Requested	12/19/1985
Date Certified	12/24/1985
Year of First Increment	1987
Date of Five Year Rule	Not applicable
Date of Decertification	12/31/2025
Date of Most Recent Modification	12/15/2003
Original Tax Rate	81.31%
Total Taxable Market Value (TMV)	55,900,700
Increase in TMV from Base Value	16,384,500
Captured Tax Capacity	790,324
Number of Parcels	6
Fund Balance	(17,880)
Cash Balance	338,542
Outstanding Obligations	55,898,749
Parcels as of 2023 for Tax Year 2024:	
233024410030	
233024410031	
233024410034	
233024420041	
233024420042	
233024420043	

TIF District 6 (Lake Pointe / Medtronic)

Redevelopment

Table 10

District 6 (Lake-Pointe-Medtronic Fund 045)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Revenues															
Tax increment revenue	98,950,000	14,820,044	744,708	744,708											16,309,460
Tax levy															0
Charge for admin to TIF districts															0
Interest on Interfund Loans															0
Miscellaneous revenue															0
Interest and investment earnings	9,900,000	76,993	3,060	3,385	3,934	0	0	0	0	0	0	0	0	0	87,372
Market Value Homestead Credit															0
Loan/advance repayments															0
Lease proceeds	10,000,000	2,888													2,888
Repayment / return of tax increment															0
Total Revenues	118,850,000	14,899,925	747,768	748,093	3,934	0	0	0	0	0	0	0	0	0	16,399,720
Expenditures															
Land/building acquisition	12,702,819	11,272,994													11,272,994
Site improvement/preparation costs	12,253,725	1,816,555													1,816,555
Utilities	3,557,273	1,293,773													1,293,773
Other public improvements	79,311,027	2,202,426													2,202,426
Construction of affordable housing															0
Temporary economic development															0
HRA operating expenses															0
Authority administrative costs for TIF	9,900,000	1,135,115	1,200	1,200	62,170										1,199,685
County administrative costs for TIF	0	24,491	672	540											25,703
Total Project Expenditures	117,724,844	17,745,354	1,872	1,740	62,170	0	0	0	0	0	0	0	0	0	17,811,136
Bond principal payments on all other bonds		17,901,539													17,901,539
Bond principal payments for paygo				-	-	-	-	-	-	-	-	-	-	-	0
Bond interest payments on all other bonds	48,000,000	3,724,924													3,724,924
Bond interest payments for paygo		13,355,750	670,237	670,237		-	-	-	-	-	-	-	-	-	14,696,224
Interest payment on interfund loans															0
Tax increment returned to the county															0
Total Expenditures	165,724,844	52,727,567	672,109	671,977	62,170	0	0	0	0	0	0	0	0	0	54,133,823
Revenues Over (Under) Expenditures	(46,874,844)	(37,827,642)	75,659	76,116	(58,236)	0	0	0	0	0	0	0	0	0	(37,734,103)
Other Financing Sources and Uses															
Transfer in		5,152,592													5,152,592
Transfer out		0													0
Bond issued (other than refunding bonds)		26,981,511													26,981,511
Refunding bonds issued															0
Bonds refunded															0
Bond discount															0
Bond premium															0
Sales of property		5,600,000													5,600,000
Total Other Financing Sources and Uses	0	37,734,103	0	0	0	0	0	0	0	0	0	0	0	0	37,734,103
Net Change in Fund Balance	(46,874,844)	(93,539)	75,659	76,116	(58,236)	0	0	0	0	0	0	0	0	0	0
Beginning Fund Balance		0	(93,539)	(17,880)	58,236	0	0	0	0	0	0	0	0	0	0
Ending Fund Balance	(46,874,844)	(93,539)	(17,880)	58,236	0	0	0	0	0	0	0	0	0	0	0

Table 10

District 6 (Lake-Pointe-Medtronic Fund 045)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Assets															
Cash		289,725	338,542	393,355	0	0	0	0	0	0	0	0	0	0	
Property held for resale															
Receivable - Note															
Receivable - Other															
Due from other funds - TIF Loans															
Due from other funds - Other															
Land held for resale															
Other assets															
Total Assets		289,725	338,542	393,355	0	0	0	0	0	0	0	0	0	0	
Liabilities															
Due to other funds - TIF Loans		95,303	21,303	-	-	-	-	-	-	-	-	-	-	-	
Due to primary government															
Other liabilities		287,961	335,119	335,119											
Total Liabilities		383,264	356,422	335,119	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		(93,539)	(17,880)	58,236	0	0	0	0	0	0	0	0	0	0	
Total Liabilities and Fund Balance		289,725	338,542	393,355	0	0	0	0	0	0	0	0	0	0	
Fund Balance by Purpose															
To be returned to County / Excess TIF															
Available for redevelopment projects		0	0	58,236	0	0	0	0	0	0	0	0	0	0	
Available for other purpose auth by special legislation															
Available for pledge to general obligation bonds															
Available for affordable housing projects															
Available for other purposes / to be reimbursed from TIF		(93,539)	(17,880)	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		(93,539)	(17,880)	58,236	0	0	0	0	0	0	0	0	0	0	
Total amount of bonds authorized/issued*	40,000,000	29,281,842	29,281,842	29,281,842	29,281,842	29,281,842	29,281,842	29,281,842	29,281,842	29,281,842	29,281,842	29,281,842	29,281,842	29,281,842	
Total amount of bonds outstanding		53,021,492	55,898,749	59,031,274	0	0	0								

**Actual amounts may exceed authorized in this report due to capitalized interest, estimates come from the amortization schedules for the obligations*

TIF District 12

The former Pillsbury-Totino frozen food plant was purchased by McGlynn Bakeries Inc. to be converted to a bakery, retail outlet, and corporate headquarters. To accommodate these uses the building required extensive rehabilitation. McGlynn's investment included new equipment and machinery, plus to rehabilitate the building. The move to Fridley brought existing and new jobs. The facility was purchased by Lofthouse Bakery Products Inc in 2004.

The HRA created the district for the 16 acre site which includes vacant land to the north of the building. A pay-go revenue note was issued to McGlynn Bakeries to reimburse up to $701,172 of land acquisition and site improvement costs over a period not to exceed 14 years. Final payment date was August 1, 2003.

Fridley successfully applied for a $250,000 State of MN Economic Recovery Fund grant for McGlynn's to purchase equipment and machinery. McGlynn committed to providing 250 full time jobs by 1995. The HRA provided funds ($10,000) to correct store drainage problems.

Management Strategies / Challenges and Opportunities

Special legislation for the district (that also applied to TIF districts 11 and 13) provides authority for the HRA to spend available increment from the district for TIF eligible project costs in TIF District 22, the Northstar Station area.

At the end of 2024 (most recent audited year), there was $0 cash within TIF District 12 and the fund has been closed.

City Number	TIF 12
Name	McGlynn Bakeries
Type	Redevelopment
Date Established	1/6/1992
Date Certification Requested	1/29/1992
Date Certified	3/5/1992
Year of First Increment	1994
Date of Five Year Rule	3/5/1997
Date of Decertification	12/31/2019
Date of Most Recent Modification	12/15/2003
Original Tax Rate	0.00%
Total Taxable Market Value (TMV)	N/A
Increase in TMV from Base Value	N/A
Captured Tax Capacity	N/A
Number of Parcels	0
Fund Balance	0
Cash Balance	0
Outstanding Obligations	0
Parcels as of 2023 for Tax Year 2024:	

TIF District 12 (McGlynn Bakeries)

Redevelopment

Table 11

TIF 12 (McGlynn Bakeries Fund 048)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Revenues															
Tax increment revenue	2,200,000	1,284,487													1,284,487
Tax levy															0
Charge for admin to TIF districts															0
Interest on Interfund Loans															0
Miscellaneous revenue															0
Interest and investment earnings	220,000	51,799													51,799
Market Value Homestead Credit															0
Loan/advance repayments															0
Lease proceeds															0
Repayment / return of tax increment															0
Total Revenues	2,420,000	1,336,286	0	0	0	0	0	0	0	0	0	0	0	0	1,336,286
Expenditures															
Land/building acquisition	1,550,000	175,228													175,228
Site improvement/preparation costs	380,000	290,591													290,591
Utilities															0
Other public improvements		131,369	398												131,767
Construction of affordable housing															0
Temporary economic development															0
HRA operating expenses															0
Authority administrative costs for TIF	220,000	95,805													95,805
County administrative costs for TIF		7,391													7,391
Total Project Expenditures	2,150,000	700,384	398	0	0	0	0	0	0	0	0	0	0	0	700,782
Bond principal payments on all other bonds															0
Bond principal payments for paygo															0
Bond interest payments on all other bonds	2,895,000														0
Bond interest payments for paygo		635,504													635,504
Interest payment on interfund loans															0
Tax increment returned to the county															0
Total Expenditures	5,045,000	1,335,888	398	0	0	0	0	0	0	0	0	0	0	0	1,336,286
Revenues Over (Under) Expenditures	(2,625,000)	398	(398)	0	0	0	0	0	0	0	0	0	0	0	0
Other Financing Sources and Uses															
Transfer in															0
Transfer out															0
Bond issued (other than refunding bonds)															0
Refunding bonds issued															0
Bonds refunded															0
Bond discount															0
Bond premium															0
Sales of property															0
Total Other Financing Sources and Uses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Change in Fund Balance	(2,625,000)	398	(398)	0	0	0	0	0	0	0	0	0	0	0	0
Ending Fund Balance	(2,625,000)	398	0	0	0	0	0	0	0	0	0	0	0	0	0

Table 11

TIF 12 (McGlynn Bakeries Fund 048)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Assets															
Cash		398	0	0	0	0	0	0	0	0	0	0	0	0	
Property held for resale															
Receivable - Note															
Receivable - Other															
Due from other funds - TIF Loans															
Due from other funds - Other															
Land held for resale															
Other assets															
Total Assets		398	0	0	0	0	0	0	0	0	0	0	0	0	
Liabilities															
Due to other funds - TIF Loans															
Due to primary government															
Other liabilities		0													
Total Liabilities		0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		398	0	0	0	0	0	0	0	0	0	0	0	0	
Total Liabilities and Fund Balance		398	0	0	0	0	0	0	0	0	0	0	0	0	
Fund Balance by Purpose															
To be returned to County / Excess TIF															
Available for redevelopment projects		398	0	0	0	0	0	0	0	0	0	0	0	0	
Available for other purpose auth by special legislation															
Available for pledge to general obligation bonds															
Available for affordable housing projects															
Available for other purposes / to be reimbursed from TIF		0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		398	0	0	0	0	0	0	0	0	0	0	0	0	
Total amount of bonds authorized/issued*	2,412,500	701,172	701,172	701,172	701,172	701,172	701,172	701,172	701,172	701,172	701,172	701,172	701,172	701,172	
Total amount of bonds outstanding															

**Actual amounts may exceed authorized in this report due to capitalized interest, estimates come from the amortization schedules for the obligations*

TIF District 13

The Christensen Crossing development consists of 118 residential units. Sixty-four of the units are three story attached "Gable Townhome" units. The remaining 54 units are detached "Village Home" townhome units. This development replaced four sub-standard apartment complexes.

Upon the HRA's recommendation, the City rezoned the development property within the district. The HRA acquired the property, and upon satisfaction of certain contractual requirements, the development property was conveyed to the developer.

Management Strategies / Challenges and Opportunities

Special legislation for the district (that also applied to TIF districts 11 and 13) provides authority for the HRA to spend available increment from the district for TIF eligible project costs in TIF District 22, the Northstar Station area.

At the end of 2024 (most recent audited year), there was $502,397 of cash within TIF District 13 (TIF District 11 was closed in 2020 and TIF District 12 Fund was closed in 2024). TIF District 13 was decertified in 2023. Funds in TIF District 13 must be spent, or commitments made to spend, for eligible costs in the Northstar Station Area. The Plan shows all remaining funds in TIF District 13 will be spent in 2025.

The Plan assumes the HRA will not charge any additional administrative costs to TIF District 13 and all available funds will be used for project costs of TIF District 22.

The Plan estimates that the remaining funds in TIF District 13 will be used in 2025 and the fund closed in 2025, the actual timing of use of funds may vary from this estimate.

City Number	TIF 13
Name	Satellite Ln Apartments
Type	Redevelopment
Date Established	2/13/1995
Date Certification Requested	3/21/1995
Date Certified	6/20/1995
Year of First Increment	1998
Date of Five Year Rule	6/20/2000
Date of Decertification	12/31/2023
Date of Most Recent Modification	12/15/2003
Original Tax Rate	0.00%
Total Taxable Market Value (TMV)	N/A
Increase in TMV from Base Value	N/A
Captured Tax Capacity	N/A
Number of Parcels	0
Fund Balance	502,397
Cash Balance	502,397
Outstanding Obligations	0
Parcels as of 2023 for Tax Year 2024:	

TIF District 13 (Satelite Ln Apartments)

Redevelopment

Table 12

TIF 13 (Satellite Ln Apartments Fund 049)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Revenues															
Tax increment revenue	1,800,000	1,087,915													1,087,915
Tax levy															0
Charge for admin to TIF districts															0
Interest on Interfund Loans															0
Miscellaneous revenue															0
Interest and investment earnings	180,000	82,534	19,845	5,024											107,403
Market Value Homestead Credit		49,531													49,531
Loan/advance repayments															0
Lease proceeds															0
Repayment / return of tax increment															0
Total Revenues	1,980,000	1,219,980	19,845	5,024	0	0	0	0	0	0	0	0	0	0	1,244,849
Expenditures															
Land/building acquisition	2,500,000	558,062													558,062
Site improvement/preparation costs	525,000	2,666	47,727	507,421											557,814
Utilities															0
Other public improvements	25,000														0
Construction of affordable housing															0
Temporary economic development															0
HRA operating expenses															0
Authority administrative costs for TIF	180,000	117,678													117,678
County administrative costs for TIF		11,195	100												11,295
Total Project Expenditures	3,230,000	689,601	47,827	507,421	0	0	0	0	0	0	0	0	0	0	1,244,849
Bond principal payments on all other bonds															0
Bond principal payments for paygo															0
Bond interest payments on all other bonds	4,575,000														0
Bond interest payments for paygo															0
Interest payment on interfund loans															0
Tax increment returned to the county															0
Total Expenditures	7,805,000	689,601	47,827	507,421	0	0	0	0	0	0	0	0	0	0	1,244,849
Revenues Over (Under) Expenditures	(5,825,000)	530,379	(27,982)	(502,397)	0	0	0	0	0	0	0	0	0	0	0
Other Financing Sources and Uses															
Transfer in															0
Transfer out															0
Bond issued (other than refunding bonds)															0
Refunding bonds issued															0
Bonds refunded															0
Bond discount															0
Bond premium															0
Sales of property															0
Total Other Financing Sources and Uses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Change in Fund Balance	(5,825,000)	530,379	(27,982)	(502,397)	0	0	0	0	0	0	0	0	0	0	0
Ending Fund Balance	(5,825,000)	530,379	502,397	0	0	0	0	0	0	0	0	0	0	0	0

Table 12

TIF 13 (Satellite Ln Apartments Fund 049)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Assets															
Cash		530,877	502,397	0	0	0	0	0	0	0	0	0	0	0	
Property held for resale															
Receivable - Note															
Receivable - Other		12													
Due from other funds - TIF Loans															
Due from other funds - Other															
Land held for resale															
Other assets															
Total Assets		530,889	502,397	0	0	0	0	0	0	0	0	0	0	0	
Liabilities															
Due to other funds - TIF Loans															
Due to primary government															
Other liabilities		510													
Total Liabilities		510	0	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		530,379	502,397	0	0	0	0	0	0	0	0	0	0	0	
Total Liabilities and Fund Balance		530,889	502,397	0	0	0	0	0	0	0	0	0	0	0	
Fund Balance by Purpose															
To be returned to County / Excess TIF															
Available for redevelopment projects		530,379	502,397	0	0	0	0	0	0	0	0	0	0	0	
Available for other purpose auth by special legislation															
Available for pledge to general obligation bonds															
Available for affordable housing projects															
Available for other purposes / to be reimbursed from TIF		0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		530,379	502,397	0	0	0	0	0	0	0	0	0	0	0	
Total amount of bonds authorized/issued*	3,812,000	162,000	162,000	162,000	162,000										
Total amount of bonds outstanding															

**Actual amounts may exceed authorized in this report due to capitalized interest, estimates come from the amortization schedules for the obligations*

TIF District 17

The district was established to transform a former commercial area into a viable residential development. The redevelopment project replaced a pawnshop, automotive repair shop, duplex, and two vacant lots with a 35-unit townhome complex. The complex was completed in 2002. To achieve the desired housing density and create a residential character, vacation of portions of the University Service Road and 57th Place were completed.

Management Strategies / Challenges and Opportunities

The district is estimated to have a negative ending fund balance of negative as of year-end 2023. The district has one outstanding obligation, an interfund loan payable to the HRA General Fund.

The Plan projects the interfund loan will be repaid in 2025. If this happens as projected, the HRA will need to decertify the district early in year 2025, with anticipation of return of excess tax increments to the County for redistribution to the city, county, and school district. The required decertification date is December 31, 2028.

The administrative costs charged to the district have exceeded the maximum allowed by law (10% of tax increment). No further administrative costs can be charged to the district.

City Number	TIF 17
Name	Gateway East
Type	Redevelopment
Date Established	12/11/2000
Date Certification Requested	3/12/2001
Date Certified	9/5/2001
Year of First Increment	2003
Date of Five Year Rule	9/5/2011
Date of Decertification	12/31/2028
Date of Most Recent Modification	12/15/2003
Original Tax Rate	98.94%
Total Taxable Market Value (TMV)	5,811,924
Increase in TMV from Base Value	314,640
Captured Tax Capacity	54,979
Number of Parcels	35
Fund Balance	(18,463)
Cash Balance	1,828
Outstanding Obligations	20,291
Parcels as of 2023 for Tax Year 2024:	
233024240169	233024240187
233024240170	233024240188
233024240171	233024240189
233024240172	233024240190
233024240173	233024240191
233024240174	233024240192
233024240175	233024240193
233024240176	233024240194
233024240177	233024240195
233024240178	233024240196
233024240179	233024240197
233024240180	233024240198
233024240181	233024240199
233024240182	233024240200
233024240183	233024240201
233024240184	233024240202
233024240185	233024240203
233024240186	

TIF District 17 (Gateway East)

Redevelopment

Table 13

TIF 17 (Gateway East Fund 051)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Revenues															
Tax increment revenue	2,000,000	742,617	54,199	54,199											851,015
Tax levy															0
Charge for admin to TIF districts															0
Interest on Interfund Loans															0
Miscellaneous revenue															0
Interest and investment earnings	200,000	19,624	596	18											20,238
Market Value Homestead Credit		42,977													42,977
Loan/advance repayments															0
Lease proceeds															0
Repayment / return of tax increment															0
Total Revenues	2,200,000	805,218	54,795	54,217	0	0	0	0	0	0	0	0	0	0	914,230
Expenditures															
Land/building acquisition	627,500	527,592													527,592
Site improvement/preparation costs	1,000,000	280,990													280,990
Utilities	665,000	64,228													64,228
Other public improvements	253,610	34,417													34,417
Construction of affordable housing															0
Temporary economic development															0
HRA operating expenses															0
Authority administrative costs for TIF	200,000	167,065													167,065
County administrative costs for TIF		11,696	1,199	1,199											14,094
Total Project Expenditures	2,746,110	1,085,988	1,199	1,199	0	0	0	0	0	0	0	0	0	0	1,088,386
Bond principal payments on all other bonds															0
Bond principal payments for paygo															0
Bond interest payments on all other bonds	3,819,166														0
Bond interest payments for paygo															0
Interest payment on interfund loans		16,635	3,704	12,872	-	-	-	-	-	-	-	-	-	-	33,211
Tax increment returned to the county				21,683											21,683
Total Expenditures	6,565,276	1,102,623	4,903	35,754	0	0	0	0	0	0	0	0	0	0	1,143,280
Revenues Over (Under) Expenditures	(4,365,276)	(297,405)	49,892	18,463	0	0	0	0	0	0	0	0	0	0	(229,050)
Other Financing Sources and Uses															
Transfer in		225,000													225,000
Transfer out															0
Bond issued (other than refunding bonds)															0
Refunding bonds issued															0
Bonds refunded															0
Bond discount															0
Bond premium															0
Sales of property		4,050													4,050
Total Other Financing Sources and Uses	0	229,050	0	0	0	0	0	0	0	0	0	0	0	0	229,050
Net Change in Fund Balance	(4,365,276)	(68,355)	49,892	18,463	0	0	0	0	0	0	0	0	0	0	0
Ending Fund Balance	(4,365,276)	(68,355)	(18,463)	0	0	0	0	0	0	0	0	0	0	0	0

Table 13

TIF 17 (Gateway East Fund 051)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Assets															
Cash		52,677	1,828	-	0	0	0	0	0	0	0	0	0	0	
Property held for resale															
Receivable - Note															
Receivable - Other			0												
Due from other funds - TIF Loans															
Due from other funds - Other															
Land held for resale															
Other assets															
Total Assets		52,677	1,828	0	0	0	0	0	0	0	0	0	0	0	
Liabilities															
Due to other funds - TIF Loans		121,032	20,291												
Due to primary government															
Other liabilities															
Total Liabilities		121,032	20,291	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		(68,355)	(18,463)	0	0	0	0	0	0	0	0	0	0	0	
Total Liabilities and Fund Balance		52,677	1,828	0	0	0	0	0	0	0	0	0	0	0	
Fund Balance by Purpose															
To be returned to County / Excess TIF															
Available for redevelopment projects		0	0	0	0	0	0	0	0	0	0	0	0	0	
Available for other purpose auth by special legislation															
Available for pledge to general obligation bonds															
Available for affordable housing projects															
Available for other purposes / to be reimbursed from TIF		(68,355)	(18,463)	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		(68,355)	(18,463)	0	0	0	0	0	0	0	0	0	0	0	
Total amount of bonds authorized/issued*	3,182,638	824,653	824,653	824,653	824,653	824,653	824,653	824,653							
Total amount of bonds outstanding		69,586	20,291	0	0	0	0	0	0	0	0	0	0	0	

**Actual amounts may exceed authorized in this report due to capitalized interest, estimates come from the amortization schedules for the obligations*

TIF District 18

The district was established for development of 16 single-family homes. The HRA demolished existing homes and old commercial properties (Frank's used cars & Werner's Furniture). The HRA provided a land write down selling the lots to a private developer.

Management Strategies / Challenges and Opportunities

The district is estimated to have a negative ending fund balance as of year-end 2023. The district has one outstanding obligation, an interfund loan payable to the HRA General Fund.

The Plan projects the interfund loan will be repaid in 2027. If the loan repayments happens as projected in year 2027, the HRA must decertify the district early in year 2027 with anticipated return excess tax increments to the County for redistribution to the city, county, and school district in 2027. The required decertification date is December 31, 2033.

City Number	TIF 18
Name	Gateway West
Type	Redevelopment
Date Established	8/8/2005
Date Certification Requested	8/23/2005
Date Certified	12/29/2006
Year of First Increment	2008
Date of Five Year Rule	12/29/2016
Date of Decertification	12/31/2033
Date of Most Recent Modification	N/A
Original Tax Rate	92.32%
Total Taxable Market Value (TMV)	6,277,986
Increase in TMV from Base Value	443,160
Captured Tax Capacity	58,347
Number of Parcels	17
Fund Balance	(99,300)
Cash Balance	1,278
Outstanding Obligations	100,578
Parcels as of 2023 for Tax Year 2024:	
233024230170	
233024230165	
233024220151	
233024220156	
233024220157	
233024230158	
233024220159	
233024220154	
233024230176	
233024220158	
233024220155	
233024230157	
233024230156	
233024230174	
233024230164	
233024230159	
233024230177	

TIF District 18 (Gateway West)

Redevelopment

Table 14

TIF 18 (Gateway West Fund 052)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Revenues															
Tax increment revenue	2,000,000	360,031	53,673	53,673	53,673	53,673									574,723
Tax levy															0
Charge for admin to TIF districts															0
Interest on Interfund Loans															0
Miscellaneous revenue															0
Interest and investment earnings	20,000	5,961	578	13	31	49									6,632
Market Value Homestead Credit		2,318													2,318
Loan/advance repayments															0
Lease proceeds															0
Repayment / return of tax increment															0
Total Revenues	2,020,000	368,310	54,251	53,686	53,704	53,722	0	0	0	0	0	0	0	0	583,673
Expenditures															
Land/building acquisition	1,800,000	1,059,456													1,059,456
Site improvement/preparation costs	300,000	640,166													640,166
Utilities	100,000	2,485													2,485
Other public improvements	100,000	6,371													6,371
Construction of affordable housing															0
Temporary economic development															0
HRA operating expenses															0
Authority administrative costs for TIF	100,000	159,055													159,055
County administrative costs for TIF		7,623	872	872	872	872									11,111
Total Project Expenditures	2,400,000	1,875,156	872	872	872	872	0	0	0	0	0	0	0	0	1,878,644
Bond principal payments on all other bonds															0
Bond principal payments for paygo															0
Bond interest payments on all other bonds	1,150,000														0
Bond interest payments for paygo															0
Interest payment on interfund loans		21,535	7,313	37,487	6,095	2,953									75,383
Tax increment returned to the county						12,661									12,661
Total Expenditures	3,550,000	1,896,691	8,185	38,359	6,967	16,486	0	0	0	0	0	0	0	0	1,966,688
Revenues Over (Under) Expenditures	(1,530,000)	(1,528,381)	46,066	15,327	46,737	37,236	0	0	0	0	0	0	0	0	(1,383,015)
Other Financing Sources and Uses															
Transfer in		852,648	0												852,648
Transfer out															0
Bond issued (other than refunding bonds)															0
Refunding bonds issued															0
Bonds refunded															0
Bond discount															0
Bond premium															0
Sales of property		530,367	0												530,367
Total Other Financing Sources and Uses	0	1,383,015	0	0	0	0	0	0	0	0	0	0	0	0	1,383,015
Net Change in Fund Balance	(1,530,000)	(145,366)	46,066	15,327	46,737	37,236	0	0	0	0	0	0	0	0	(0)
Ending Fund Balance	(1,530,000)	(145,366)	(99,300)	(83,973)	(37,236)	0	0	0	0	0	0	0	0	0	(0)

Table 14

TIF 18 (Gateway West Fund 052)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Assets															
Cash		45,228	1,278	3,103	4,946	0	0	0	0	0	0	0	0	0	
Property held for resale															
Receivable - Note															
Receivable - Other			0												
Due from other funds - TIF Loans															
Due from other funds - Other															
Land held for resale		2,610	2,610												
Other assets															
Total Assets		47,838	3,888	3,103	4,946	0	0	0	0	0	0	0	0	0	
Liabilities															
Due to other funds - TIF Loans		190,594	100,578	87,076	42,182										
Due to primary government															
Other liabilities		2,610	2,610												
Total Liabilities		193,204	103,188	87,076	42,182	0	0	0	0	0	0	0	0	0	
Total Fund Balance		(145,366)	(99,300)	(83,973)	(37,236)	0	0	0	0	0	0	0	0	0	
Total Liabilities and Fund Balance		47,838	3,888	3,103	4,946	0	0	0	0	0	0	0	0	0	
Fund Balance by Purpose															
To be returned to County / Excess TIF															
Available for redevelopment projects		0	0	0	0	0	0	0	0	0	0	0	0	0	
Available for other purpose auth by special legislation															
Available for pledge to general obligation bonds															
Available for affordable housing projects															
Available for other purposes / to be reimbursed from TIF		(145,366)	(99,300)	(83,973)	(37,236)	0	0	0	0	0	0	0	0	0	
Total Fund Balance		(145,366)	(99,300)	(83,973)	(37,236)	0	0	0	0	0	0	0	0	0	
Total amount of bonds authorized/issued*	750,000	1,720,109	1,720,109	1,720,109	1,720,109	1,720,109	1,720,109	1,720,109	1,720,109	1,720,109	1,720,109	1,720,109	1,720,109	1,720,109	
Total amount of bonds outstanding		146,265	100,578	87,076	42,182	0	0	0	0	0	0	0	0	0	

**Actual amounts may exceed authorized in this report due to capitalized interest, estimates come from the amortization schedules for the obligations*

TIF District 19

The district was established to assist with the development of an approximately 242,304 square foot office/warehouse space. Industrial Equities was the developer of the project.

The HRA provided the developer with a $1,500,000 pay-go TIF revenue note for demolition of existing building, removal of railroad spur, removal of old tornado debris buried on the site, below grade stormwater ponding and importing of clean fill to level the site.

Management Strategies / Challenges and Opportunities

The district is estimated to have a positive ending fund balance as of year-end 2024. The district has one outstanding obligation, the TIF revenue note.

The final payment date for the TIF revenue note is February 1, 2025. With final payment date, this TIF District will need to be decertified in 2025. The estimated effective decertification date is December 31, 2025. This date is earlier than the original planned date of decertification, December 31, 2034.

The Plan projects that after decertification the district will have funds available to be spent (pooled) within the Project Area (Redevelopment Project No. 1) or to be returned to the County for redistribution. The Plan anticipates return of funds to the County, which is subject to review by the HRA.

City Number	TIF 19
Name	Main Street NE
Type	Redevelopment
Date Established	2/26/2007
Date Certification Requested	5/17/2007
Date Certified	9/25/2007
Year of First Increment	2009
Date of Five Year Rule	9/25/2017
Date of Decertification	12/31/2034
Date of Most Recent Modification	N/A
Original Tax Rate	86.50%
Total Taxable Market Value (TMV)	13,982,300
Increase in TMV from Base Value	2,318,900
Captured Tax Capacity	233,268
Number of Parcels	1
Fund Balance	15,575
Cash Balance	106,044
Outstanding Obligations	1,392,577
Parcels as of 2023 for Tax Year 2024:	
273024140006	

TIF District 19 (Main Street NE)

Redevelopment

Table 15

TIF 19 (Main Street NE Fund 053)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Revenues															
Tax increment revenue	5,000,000	1,888,628	201,041	201,041											2,290,710
Tax levy															0
Charge for admin to TIF districts															0
Interest on Interfund Loans															0
Miscellaneous revenue															0
Interest and investment earnings	50,000	5,523	0	1,060	116	117	118	119	120	121	123	124	125	126	7,792
Market Value Homestead Credit															0
Loan/advance repayments															0
Lease proceeds															0
Repayment / return of tax increment															0
Total Revenues	5,050,000	1,894,151	201,041	202,101	116	117	118	119	120	121	123	124	125	126	2,298,502
Expenditures															
Land/building acquisition	600,000														0
Site improvement/preparation costs	900,000														0
Utilities															0
Other public improvements	550,000														0
Construction of affordable housing															0
Temporary economic development															0
HRA operating expenses															0
Authority administrative costs for TIF	500,000	189,864	4,530	4,500											198,894
County administrative costs for TIF		6,958	581	581											8,120
Total Project Expenditures	2,550,000	196,822	5,111	5,081	0	0	0	0	0	0	0	0	0	0	207,014
Bond principal payments on all other bonds															0
Bond principal payments for paygo		122,429	79,271	-	-	-	-	-	-	-	-	-	-	-	201,700
Bond interest payments on all other bonds	2,500,000														0
Bond interest payments for paygo		1,574,318	101,666	-	-	-	-	-	-	-	-	-	-	-	1,675,984
Interest payment on interfund loans															0
Tax increment returned to the county				201,041											201,041
Total Expenditures	5,050,000	1,893,569	186,048	206,122	0	0	0	0	0	0	0	0	0	0	2,285,739
Revenues Over (Under) Expenditures	0	582	14,993	(4,021)	116	117	118	119	120	121	123	124	125	126	12,763
Other Financing Sources and Uses															
Transfer in															0
Transfer out															0
Bond issued (other than refunding bonds)															0
Refunding bonds issued															0
Bonds refunded															0
Bond discount															0
Bond premium															0
Sales of property															0
Total Other Financing Sources and Uses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Change in Fund Balance	0	582	14,993	(4,021)	116	117	118	119	120	121	123	124	125	126	12,763
Ending Fund Balance	0	582	15,575	11,554	11,670	11,787	11,905	12,024	12,144	12,265	12,388	12,512	12,637	12,763	12,763

Table 15

TIF 19 (Main Street NE Fund 053)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Assets															
Cash		72,974	106,044	11,554	11,670	11,787	11,905	12,024	12,144	12,265	12,388	12,512	12,637	12,763	
Property held for resale															
Receivable - Note															
Receivable - Other															
Due from other funds - TIF Loans															
Due from other funds - Other															
Land held for resale															
Other assets															
Total Assets		72,974	106,044	11,554	11,670	11,787	11,905	12,024	12,144	12,265	12,388	12,512	12,637	12,763	
Liabilities															
Due to other funds - TIF Loans															
Due to primary government															
Other liabilities		72,392	90,469	0	0	0	0								
Total Liabilities		72,392	90,469	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		582	15,575	11,554	11,670	11,787	11,905	12,024	12,144	12,265	12,388	12,512	12,637	12,763	
Total Liabilities and Fund Balance		72,974	106,044	11,554	11,670	11,787	11,905	12,024	12,144	12,265	12,388	12,512	12,637	12,763	
Fund Balance by Purpose															
To be returned to County / Excess TIF															
Available for redevelopment projects		582	15,575	11,554	11,670	11,787	11,905	12,024	12,144	12,265	12,388	12,512	12,637	12,763	
Available for other purpose auth by special legislation															
Available for pledge to general obligation bonds															
Available for affordable housing projects															
Available for other purposes / to be reimbursed from TIF		0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		582	15,575	11,554	11,670	11,787	11,905	12,024	12,144	12,265	12,388	12,512	12,637	12,763	
Total amount of bonds authorized/issued*	2,000,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	
Total amount of bonds outstanding		1,471,848	1,392,577	0	0	0	0								

**Actual amounts may exceed authorized in this report due to capitalized interest, estimates come from the amortization schedules for the obligations*

TIF District 20 / 20A

This complex redevelopment project was for Northern Stacks site. In 1940 the NIROP Plant was constructed to produce weapon systems for naval ships with the onset of World War II. Many chemicals were used along with the operations. The property was owned by the government and operated by Northern Ordinance, Inc. and later by FMC Corporation, United Defense, and then BAE Systems.

In 1988, a remedial investigation and feasibility study indicated that groundwater contaminated with TCE from the site was flowing into the Mississippi River. In 2005, the 122-acre property was sold to ELT Minneapolis LLC. In 2013, the property was sold to the current owner, Fridley Land LLC and the property was redeveloped as a new and modern commercial business park. The existing BAE building that remains was updated with a new modern exterior.

TIF assistance was provided to the developer to reimburse extraordinary development costs, including correction of soils. The City issued general obligation TIF bonds to finance certain public improvements (Series 2019A and Series 2020A). The bonds will be repaid from tax increment from the district. In addition to the pay-go obligation to the developer and the general obligation bonds, the HRA provided interfund loans from the HRA General Fund to be reimbursed from future tax increment.

TIF District 20 was established as a Redevelopment District and TIF 20A was established as a Hazardous Substance Subdistrict within TIF District 20. For purposes of annual reporting to the State Auditor's Office the two districts are combined as one district. Because the districts are combined for reporting purposes to the State Auditor, the districts are also combined in this document.

City Number	TIF 20
Name	RER Project / HSS Sudistrict - TIF 20A
Type	Redevelopment
Date Established	4/9/2012
Date Certification Requested	12/17/2012
Date Certified	4/5/2013
Year of First Increment	2016
Date of Five Year Rule	4/5/2018
Date of Decertification	12/31/2041
Date of Most Recent Modification	N/A
Original Tax Rate	129.93%
Total Taxable Market Value (TMV)	163,278,100
Increase in TMV from Base Value	14,228,900
Captured Tax Capacity	2,970,234
Number of Parcels	12
Fund Balance	2,718,596
Cash Balance	4,846,285
Outstanding Obligations	12,539,569
Parcels as of 2023 for Tax Year 2024:	
273024130004	
273024130005	
273024240002	
273024310002	
273024420004	
273024420009	
273024420010	
273024420011	
273024420012	
273024420013	
273024420014	
273024430002	

Management Strategies / Challenges and Opportunities

Development of the site is complete. Proceeds from the bonds issued at the end of 2019 and beginning of 2020 were used, in part, to pay off the revenue note. Semi-annual bond payments will be made from 8/2020 to 2/2035. Over the duration of the district, tax increment is projected to exceed the amounts required for debt

TIF District 20 / 20A (BAE Northern Stacks and BAE Subdistrict)

Redevelopment

TIF District 20 / 20A (BAE Northern Stacks and BAE Subdistrict)

Redevelopment

service and administrative costs. Tax increment within the TIF District is pledged to the repayment of the Series 2019A and 2020A Bonds. Final payment on the Series 2020A Bonds is 2/1/2026. This district and sub-district are projected to have sufficient cash for the city to call the Series 2019A Bonds on 2/1/2028, including maturities 2029 through 2035 in the principal amount of $7,605,000.

Upon repayment of the Series 2019A and 2020A Bonds, the HRA may need to decertify TIF District 20 and return excess tax increment to the County for redistribution. The timing will depend on any future special legislation that the HRA may secure, similar to the special legislation that the HRA received in 2023 (see below for details).

The Hazardous Substance Subdistrict (the "HSS") was created to assist with remediation costs in TIF District 20. The HRA started to receive tax increment in 2014. As of December 31, 2024, the remaining balance of HRA advanced for the remediation costs with the use of interfund loans is $2,129,569. The tax increment from the HSS will be used to reimburse the HRA General Fund for these costs plus interest at 3.5%.

The HRA is paying for administrative costs for the district from tax increments from the district (up to 10% of the tax increment derived from the property).

The Minnesota 2023 Tax Bill included special legislation for TIF 20 (Minnesota Session Laws – 2023, Regular Session, Chapter 64, Article 8, Section 11). For purposes of the financial plan TIF District 20 and the subdistrict 20A are combined and reported as one district.

The finance plan is based on the conclusion that the special legislation provides authority that up to 25% of the combined tax increment derived from property within TIF District 20 and from the subdistrict 20A may be transferred pursuant to the special legislation. The authority to transfer funds under this special legislation expires December 31, 2027.

Table 16

TIF 20 / 20A (BAE Northern Stacks and BAE Subdistrict - Includes HRA Funds 055 and 056; and City Debt Service Funds 340 and 341)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Revenues															
Tax increment revenue	56,850,000	15,524,931	2,999,642	2,999,642	2,999,642	2,999,642	2,999,642	2,999,642	2,999,642	2,999,642	2,999,642	2,999,642	2,999,642	2,999,642	51,520,635
Tax levy															0
Charge for admin to TIF districts															0
Interest on Interfund Loans															0
Miscellaneous revenue															0
Interest and investment earnings	568,500	60,527	138,086	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	748,613
Market Value Homestead Credit															0
Loan/advance repayments															0
Lease proceeds															0
Repayment / return of tax increment															0
Total Revenues	57,418,500	15,585,458	3,137,728	3,049,642	3,049,642	3,049,642	3,049,642	3,049,642	3,049,642	3,049,642	3,049,642	3,049,642	3,049,642	3,049,642	52,269,248
Expenditures															
Land/building acquisition	500,000														0
Site improvement/preparation costs	4,998,500	4,426,937													4,426,937
Utilities	15,275,000														0
Other public improvements															0
Construction of affordable housing															0
Temporary economic development															0
HRA operating expenses															0
Authority administrative costs for TIF	5,685,000	1,565,481	3,176	56,975	59,824	62,815	65,956	69,254	72,716	76,352	80,170	84,178	88,387	92,806	2,378,090
County administrative costs for TIF		35,088	781	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	49,908
Total Project Expenditures	26,458,500	6,027,506	3,957	58,251	61,100	64,091	67,232	70,530	73,993	77,628	81,446	85,454	89,663	94,083	6,854,935
Bond principal payments on all other bonds		2,080,000	780,000	820,000	860,000	930,000	975,000	1,025,000	1,045,000	1,065,000	1,085,000	1,105,000	1,130,000	1,150,000	14,050,000
Bond principal payments for paygo		15,775,000													15,775,000
Bond interest payments on all other bonds	30,960,000	1,557,481	352,288	312,288	270,288	225,538	177,913	143,288	122,588	101,488	79,988	58,088	35,738	12,219	3,449,189
Bond interest payments for paygo		2,503,286													2,503,286
Interest payment on interfund loans		739,373	83,681	74,535	68,331	61,911	55,266	48,388	41,269	33,902	26,276	18,383	10,215	1,760	1,263,290
Tax increment returned to the county															0
Total Expenditures	57,418,500	28,682,646	1,219,926	1,265,074	1,259,719	1,281,540	1,275,411	1,287,206	1,282,849	1,278,018	1,272,709	1,266,925	1,265,616	1,258,062	43,895,700
Revenues Over (Under) Expenditures	0	(13,097,188)	1,917,802	1,784,568	1,789,923	1,768,102	1,774,231	1,762,436	1,766,793	1,771,624	1,776,933	1,782,717	1,784,026	1,791,580	8,373,548
Other Financing Sources and Uses															
Transfer in															0
Transfer out		(540,855)	(735,659)	(564,900)	(809,734)	(812,726)									(3,463,874)
Bond issued (other than refunding bonds)		14,050,000													14,050,000
Refunding bonds issued															0
Bonds refunded															0
Bond discount															0
Bond premium		1,124,496													1,124,496
Sales of property															0
Total Other Financing Sources and Uses	0	14,633,641	(735,659)	(564,900)	(809,734)	(812,726)	0	0	0	0	0	0	0	0	11,710,622
Net Change in Fund Balance	0	1,536,453	1,182,143	1,219,668	980,189	955,377	1,774,231	1,762,436	1,766,793	1,771,624	1,776,933	1,782,717	1,784,026	1,791,580	20,084,170
Ending Fund Balance	0	1,536,453	2,718,596	3,938,264	4,918,453	5,873,830	7,648,061	9,410,497	11,177,290	12,948,914	14,725,847	16,508,564	18,292,589	20,084,170	20,084,170

Table 16

TIF 20 / 20A (BAE Northern Stacks and BAE Subdistrict - Includes HRA Funds 055 and 056; and City Debt Service Funds 340 and 341)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Assets															
Cash		3,927,277	4,846,285	5,890,592	6,687,337	7,452,849	9,030,570	10,589,618	12,145,905	13,699,655	15,251,088	16,800,413	18,342,877	20,084,170	
Property held for resale															
Receivable - Note															
Receivable - Other		64	1,944												
Due from other funds - TIF Loans															
Due from other funds - Other															
Land held for resale															
Other assets															
Total Assets		3,927,341	4,848,229	5,890,592	6,687,337	7,452,849	9,030,570	10,589,618	12,145,905	13,699,655	15,251,088	16,800,413	18,342,877	20,084,170	
Liabilities															
Due to other funds - TIF Loans		2,390,888	2,129,569	1,952,328	1,768,884	1,579,019	1,382,509	1,179,121	968,615	750,741	525,241	291,849	50,288	-	
Due to primary government															
Other liabilities			64												
Total Liabilities		2,390,888	2,129,633	1,952,328	1,768,884	1,579,019	1,382,509	1,179,121	968,615	750,741	525,241	291,849	50,288	0	
Total Fund Balance		1,536,453	2,718,596	3,938,264	4,918,453	5,873,830	7,648,061	9,410,497	11,177,290	12,948,914	14,725,847	16,508,564	18,292,589	20,084,170	
Total Liabilities and Fund Balance		3,927,341	4,848,229	5,890,592	6,687,337	7,452,849	9,030,570	10,589,618	12,145,905	13,699,655	15,251,088	16,800,413	18,342,877	20,084,170	
Fund Balance by Purpose															
To be returned to County / Excess TIF															
Available for redevelopment projects															
Available for other purpose auth by special legislation															
Available for pledge to general obligation bonds		1,536,453	2,718,596	3,938,264	4,918,453	5,873,830	7,648,061	9,410,497	11,177,290	12,948,914	14,725,847	16,508,564	18,292,589	20,084,170	
Available for affordable housing projects															
Available for other purposes / to be reimbursed from TIF		0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		1,536,453	2,718,596	3,938,264	4,918,453	5,873,830	7,648,061	9,410,497	11,177,290	12,948,914	14,725,847	16,508,564	18,292,589	20,084,170	
Total amount of bonds authorized/issued*	25,900,000	38,825,000	14,050,000	14,050,000	14,050,000	14,050,000	14,050,000	14,050,000	14,050,000	14,050,000	14,050,000	14,050,000	14,050,000	14,050,000	
Total amount of bonds outstanding		13,580,888	12,539,569	11,542,328	10,498,884	9,379,019	8,207,509	6,979,121	5,723,615	4,440,741	3,130,241	1,791,849	420,288	0	

**Actual amounts may exceed authorized in this report due to capitalized interest, estimates come from the amortization schedules for the obligations*

TIF District 21

For this site, the HRA acquired twelve small lots between 2006 and 2013, the HRA combined the smaller properties into three large lots totaling 7.77 acres. The HRA hired a firm to market the site and in 2012 the land was rezoned from C-2 (General Business), to S-2 (Redevelopment District) to accommodate future development. Trident Development, LLC purchased the property to construct multi-family and senior housing. Early decertification of the district is estimated for year 2028, after the outstanding obligation for the district is repaid.

Management Strategies / Challenges and Opportunities

The HRA has spent over $4.0 million in the Gateway Northeast area. Through redevelopment of this area, the HRA will recover all its costs through the collection of tax increment.

Land sale revenues of $452,928 were deposited into the HRA General Fund in 2018 and were to offset acquisition costs paid by the HRA General Fund.

Tax increment is paying certain administration costs for the district (up to 10% of the tax increment from the district) and to reimburse the HRA for project costs financed by the HRA through an interfund loan from the HRA General Fund, payable with 4.0% interest.

The Plan projects the interfund loan will be repaid in 2026. If the timing for repayment happens as projected, the HRA will need to decertify the district early in 2026. The required decertification date is December 31, 2042.

The Plan estimates that the district will have remaining tax increment funds available after the interfund loan is repaid. Assuming compliance with the rules that govern use of tax increment, these funds may be available for other redevelopment project costs within the boundaries of the Project Area (Redevelopment Project No. 1) and the HRA may decide to not need to be returned excess tax increments to the County for redistribution to the city, county, and school district.

City Number	TIF 21
Name	Gateway Northeast
Type	Redevelopment
Date Established	10/8/2012
Date Certification Requested	6/5/2013
Date Certified	8/7/2013
Year of First Increment	2017
Date of Five Year Rule	8/7/2018
Date of Decertification	12/31/2042
Date of Most Recent Modification	N/A
Original Tax Rate	152.59%
Total Taxable Market Value (TMV)	64,154,400
Increase in TMV from Base Value	2,494,700
Captured Tax Capacity	771,648
Number of Parcels	10
Fund Balance	(1,084,420)
Cash Balance	16,526
Outstanding Obligations	1,100,945
Parcels as of 2023 for Tax Year 2024:	
143024340093	
233024210144	
233024210145	
233024210146	
233024210147	
233024210148	
233024210149	
233024240205	
233024240206	
233024240207	

TIF District 21 (Gateway Northeast)

Redevelopment

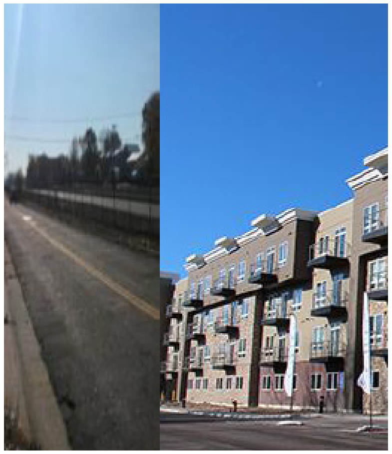


Table 17

TIF 21 (Gateway Northeast Fund 054)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Revenues															
Tax increment revenue	8,500,000	3,107,619	846,564	846,564	846,564										5,647,311
Tax levy															0
Charge for admin to TIF districts															0
Interest on Interfund Loans															0
Miscellaneous revenue															0
Interest and investment earnings	85,000	20,049	9,431	165	1,766	5,446	5,500	5,555	5,611	5,667	5,724	5,781	5,839	5,897	82,432
Market Value Homestead Credit															0
Loan/advance repayments															0
Lease proceeds	1,000,000														0
Repayment / return of tax increment															0
Total Revenues	9,585,000	3,127,668	855,995	846,729	848,330	5,446	5,500	5,555	5,611	5,667	5,724	5,781	5,839	5,897	5,729,743
Expenditures															
Land/building acquisition	4,235,000	3,771,234													3,771,234
Site improvement/preparation costs	500,000	406,669													406,669
Utilities															0
Other public improvements															0
Construction of affordable housing															0
Temporary economic development															0
HRA operating expenses															0
Authority administrative costs for TIF	850,000	228,035	1,200	1,200	1,200										231,635
County administrative costs for TIF		14,962	745	601	601										16,909
Total Project Expenditures	5,585,000	4,420,900	1,945	1,801	1,801	0	0	0	0	0	0	0	0	0	4,426,447
Bond principal payments on all other bonds															0
Bond principal payments for paygo															0
Bond interest payments on all other bonds															0
Bond interest payments for paygo															0
Interest payment on interfund loans	4,000,000	1,570,334	74,904	44,038	18,406	-	-	-	-	-	-	-	-	-	1,707,682
Tax increment returned to the county															0
Total Expenditures	9,585,000	5,991,234	76,849	45,839	20,207	0	0	0	0	0	0	0	0	0	6,134,129
Revenues Over (Under) Expenditures	0	(2,863,566)	779,146	800,890	828,123	5,446	5,500	5,555	5,611	5,667	5,724	5,781	5,839	5,897	(404,386)
Other Financing Sources and Uses															
Transfer in		1,000,000													1,000,000
Transfer out															0
Bond issued (other than refunding bonds)															0
Refunding bonds issued															0
Bonds refunded															0
Bond discount															0
Bond premium															0
Sales of property															0
Total Other Financing Sources and Uses	0	1,000,000	0	0	0	0	0	0	0	0	0	0	0	0	1,000,000
Net Change in Fund Balance	0	(1,863,566)	779,146	800,890	828,123	5,446	5,500	5,555	5,611	5,667	5,724	5,781	5,839	5,897	595,614
Ending Fund Balance	0	(1,863,566)	(1,084,420)	(283,530)	544,594	550,040	555,540	561,095	566,706	572,373	578,097	583,878	589,717	595,614	595,614

Table 17

TIF 21 (Gateway Northeast Fund 054)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Assets															
Cash		9,040	16,526	176,622	544,594	550,040	555,540	561,095	566,706	572,373	578,097	583,878	589,717	595,614	
Property held for resale															
Receivable - Note															
Receivable - Other															
Due from other funds - TIF Loans															
Due from other funds - Other															
Land held for resale															
Other assets															
Total Assets		9,040	16,526	176,622	544,594	550,040	555,540	561,095	566,706	572,373	578,097	583,878	589,717	595,614	
Liabilities															
Due to other funds - TIF Loans		1,872,606	1,100,946	460,152	-	-	-	-	-	-	-	-	-	-	
Due to primary government															
Other liabilities															
Total Liabilities		1,872,606	1,100,946	460,152	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		(1,863,566)	(1,084,420)	(283,530)	544,594	550,040	555,540	561,095	566,706	572,373	578,097	583,878	589,717	595,614	
Total Liabilities and Fund Balance		9,040	16,526	176,622	544,594	550,040	555,540	561,095	566,706	572,373	578,097	583,878	589,717	595,614	
Fund Balance by Purpose															
To be returned to County / Excess TIF															
Available for redevelopment projects		0	0	0	544,594	550,040	555,540	561,095	566,706	572,373	578,097	583,878	589,717	595,614	
Available for other purpose auth by special legislation															
Available for pledge to general obligation bonds															
Available for affordable housing projects															
Available for other purposes / to be reimbursed from TIF		(1,863,566)	(1,084,420)	(283,530)	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		(1,863,566)	(1,084,420)	(283,530)	544,594	550,040	555,540	561,095	566,706	572,373	578,097	583,878	589,717	595,614	
Total amount of bonds authorized/issued*	4,500,000	4,375,000	3,065,976	3,065,976	3,065,976	3,065,976	3,065,976	3,065,976	3,065,976	3,065,976	3,065,976	3,065,976	3,065,976	3,065,976	
Total amount of bonds outstanding		1,872,606	1,100,945	460,152	0	0	0	0	0	0					

**Actual amounts may exceed authorized in this report due to capitalized interest, estimates come from the amortization schedules for the obligations*

TIF District 22

This district was established with the intent that the HRA may write down/acquire and reconvey real property or interests therein, within this TIF district/Project Area. Redevelopment has included demolition and removal of blighted and substandard structures, remediation and installation of public improvements and infrastructure compatible with transit oriented development and construction. The TIF Plan provided for redevelopment to occur over a number of years in multiple phases.

Management Strategies / Challenges and Opportunities

Because the timing of development did not occur as originally planned on a majority of the parcels in this district, over 40 parcels were dropped out by the County starting in 2020. As qualified activities have occurred, the HRA has and will need to request Anoka County to add back parcels.

The HRA has issued three TIF revenue notes as of December 31, 2024. Notes were issued as apartment projects in the Station Village project were completed and conditions of agreement for terms of assistance were met.

The notes include the following balances as of 12/31/2024:

(i) the Fridley Market Apartments Note issued in the amount of $2,845,250, with balance outstanding of $2,613,874;

(ii) the Fridley Senior Apartments Note issued in the amount of $3,204,650; with balance outstanding of $2,996,054; and

(iii) the Fridley City Apartments Note (Affordable project) issued in the amount of $1,222,750, with balance outstanding of $1,164,171.

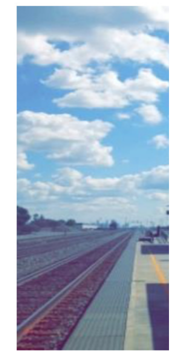
City Number	TIF 22
Name	Northstar Transit Station
Type	Redevelopment
Date Established	5/6/2013
Date Certification Requested	8/1/2013
Date Certified	5/16/2014
Year of First Increment	2017
Date of Five Year Rule	5/16/2019
Date of Decertification	12/31/2042
Date of Most Recent Modification	N/A
Original Tax Rate	151.45%
Total Taxable Market Value (TMV)	141,627,300
Increase in TMV from Base Value	30,586,000
Captured Tax Capacity	1,562,712
Number of Parcels	21
Fund Balance	4,126,995
Cash Balance	4,420,358
Outstanding Obligations	6,774,099

Parcels as of 2023 for Tax Year 2024:

223024110013	223024410007
223024110016	223024410008
223024110025	223024420006
223024110026	
223024110027	
223024110028	
223024110029	
223024110030	
223024110030	
223024110031	
223024110031	
223024110032	
223024110033	
223024110034	
223024130010	
223024130015	
223024140011	
223024410007	

TIF District 22 (Northstar Transit Station)

Redevelopment



TIF District 22 (Northstar Transit Station)

Redevelopment

Because each of the three apartment projects are within the larger boundaries of TIF District 22, the HRA must calculate separately the amount of tax increment that is generated from each of the three buildings for payment on each of the three respective TIF notes.

Tax increment remaining from the remaining balance in TIF District 13 can only be spent within the boundaries of TIF District 22, and will provide additional sources of revenue for project costs within the boundaries of TIF District 22. The revenue from TIF Districts 13 combined with the fact TIF District 22 is projected to generate a significant amount of tax increment, the Plan includes an estimated $750,000 being spent each year for 10 years for eligible expenses commencing in 2025. The finance plan for TIF District 13 includes use of funds in TIF District 22 (transfer of funds is not assumed but rather direct expenditure in TIF District 13 is planned).

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 was deposited into the HRA 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.

Table 18

TIF 22 (Northstar Transit Station Fund 057)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Revenues															
Tax increment revenue	94,200,000	4,550,241	1,714,430	1,714,430	1,714,430	1,714,430	1,714,430	1,714,430	1,714,430	1,714,430	1,714,430	1,714,430	1,714,430	1,714,430	25,123,401
Tax levy															0
Charge for admin to TIF districts															0
Interest on Interfund Loans															0
Miscellaneous revenue															0
Interest and investment earnings	500,000	68,252	124,470	44,204	47,552	50,587	53,623	56,660	59,695	62,728	65,757	68,780	71,794	74,799	848,900
Market Value Homestead Credit															0
Loan/advance repayments															0
Lease proceeds	1,000,000														0
Repayment / return of tax increment															0
Total Revenues	95,700,000	4,618,493	1,838,900	1,758,634	1,761,982	1,765,017	1,768,053	1,771,090	1,774,125	1,777,158	1,780,187	1,783,210	1,786,224	1,789,229	25,972,301
Expenditures															
Land/building acquisition	12,280,000	625													625
Site improvement/preparation costs	10,000,000	53,884		750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	8,303,884
Utilities	1,000,000														0
Other public improvements	20,000,000														0
Construction of affordable housing															0
Temporary economic development															0
HRA operating expenses															0
Authority administrative costs for TIF	9,420,000	495,400	14,161	54,262	56,975	59,824	62,815	65,956	69,254	72,716	76,352	80,170	84,178	88,387	1,280,450
County administrative costs for TIF		9,581	890	723	723	723	723	723	723	723	723	723	723	723	18,424
Total Project Expenditures	52,700,000	559,490	15,051	804,985	807,698	810,547	813,538	816,679	819,977	823,439	827,075	830,893	834,901	839,110	9,603,383
Bond principal payments on all other bonds															0
Bond principal payments for paygo		197,375	301,176	316,042	332,042	348,851	366,512	385,067	404,561	425,041	446,559	469,166	492,918	517,872	5,003,182
Bond interest payments on all other bonds	43,000,000														0
Bond interest payments for paygo		924,753	350,040	334,803	318,804	301,994	284,333	265,779	246,285	225,804	204,286	181,679	157,928	132,974	3,929,462
Interest payment on interfund loans															0
Tax increment returned to the county															0
Total Expenditures	95,700,000	1,681,618	666,267	1,455,830	1,458,544	1,461,392	1,464,383	1,467,525	1,470,823	1,474,284	1,477,920	1,481,738	1,485,747	1,489,956	18,536,027
Revenues Over (Under) Expenditures	0	2,936,875	1,172,633	302,804	303,438	303,625	303,670	303,565	303,303	302,874	302,267	301,472	300,477	299,273	7,436,275
Other Financing Sources and Uses															
Transfer in		17,487													17,487
Transfer out															0
Bond issued (other than refunding bonds)															0
Refunding bonds issued															0
Bonds refunded															0
Bond discount															0
Bond premium															0
Sales of property															0
Total Other Financing Sources and Uses	0	17,487	0	0	0	0	0	0	0	0	0	0	0	0	17,487
Net Change in Fund Balance	0	2,954,362	1,172,633	302,804	303,438	303,625	303,670	303,565	303,303	302,874	302,267	301,472	300,477	299,273	7,453,762
Ending Fund Balance	0	2,954,362	4,126,995	4,429,799	4,733,237	5,036,861	5,340,531	5,644,096	5,947,399	6,250,273	6,552,539	6,854,011	7,154,488	7,453,762	7,453,762

Table 18

TIF 22 (Northstar Transit Station Fund 057)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Assets															
Cash		3,231,946	4,420,358	4,755,221	5,058,660	5,362,284	5,665,954	5,969,519	6,272,822	6,575,695	6,877,962	7,179,434	7,479,911	7,779,185	
Property held for resale															
Receivable - Note															
Receivable - Other		21,394	32,060												
Due from other funds - TIF Loans															
Due from other funds - Other															
Land held for resale															
Other assets															
Total Assets		3,253,340	4,452,418	4,755,221	5,058,660	5,362,284	5,665,954	5,969,519	6,272,822	6,575,695	6,877,962	7,179,434	7,479,911	7,779,185	
Liabilities															
Due to other funds - TIF Loans															
Due to primary government															
Other liabilities		298,978	325,423	325,423	325,423	325,423	325,423	325,423	325,423	325,423	325,423	325,423	325,423	325,423	
Total Liabilities		298,978	325,423	325,423	325,423	325,423	325,423	325,423	325,423	325,423	325,423	325,423	325,423	325,423	
Total Fund Balance		2,954,362	4,126,995	4,429,799	4,733,237	5,036,861	5,340,531	5,644,096	5,947,399	6,250,273	6,552,539	6,854,011	7,154,488	7,453,762	
Total Liabilities and Fund Balance		3,253,340	4,452,418	4,755,221	5,058,660	5,362,284	5,665,954	5,969,519	6,272,822	6,575,695	6,877,962	7,179,434	7,479,911	7,779,185	
Fund Balance by Purpose															
To be returned to County / Excess TIF															
Available for redevelopment projects		2,954,362	4,126,995	4,429,799	4,733,237	5,036,861	5,340,531	5,644,096	5,947,399	6,250,273	6,552,539	6,854,011	7,154,488	7,453,762	
Available for other purpose auth by special legislation															
Available for pledge to general obligation bonds															
Available for affordable housing projects															
Available for other purposes / to be reimbursed from TIF		0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		2,954,362	4,126,995	4,429,799	4,733,237	5,036,861	5,340,531	5,644,096	5,947,399	6,250,273	6,552,539	6,854,011	7,154,488	7,453,762	
Total amount of bonds authorized/issued*	51,200,000	0	7,272,650	7,272,650	7,272,650	7,272,650	7,272,650	7,272,650	7,272,650	7,272,650	7,272,650	7,272,650	7,272,650	7,272,650	
Total amount of bonds outstanding		7,075,275	6,774,099	6,458,057	6,126,015	5,777,164	5,410,652	5,025,585	4,621,024	4,195,983	3,749,424	3,280,258	2,787,340	2,269,468	

**Actual amounts may exceed authorized in this report due to capitalized interest, estimates come from the amortization schedules for the obligations*

TIF District 23

The City acquired the Columbia Arena to remove the blighted buildings and prepare the site for future redevelopment. A series of community meetings in the spring of 2015 led to an expansion of the project area to include a portion of Locke Park and the City's Public Works site. The project increased from 11 acres to 33 acres and included a New City Hall Campus and a number of housing units. In order to recover a portion of its investment in the site demolition & cleanup, in addition to assisting private development, the Authority created the TIF District in 2016. The private development will consist of: Market-Rate Senior and Multi-Family Housing, Patio Homes/ Townhomes, and or Retail/Commercial space.

Management Strategies / Challenges and Opportunities

The HRA elected to defer tax increment for this district until 2020. Development was completed in 2021.

As part of the HRA's agreement with the City regarding the City's $1,500,000 advance of funds for the project, the HRA paid $1,000,000 for ponding costs. This reduced the City's advance of funds to the HRA from $1,000,000 to $500,000, which will be repaid over 25 years.

The combined total interfund loan balance from the HRA General Fund to TIF District 23 is $4,100,249 as of 12/31/2024. The HRA provided funds to pay for land / building acquisition, site improvements and preparation cots, among other costs. These funds will be reimbursed from future tax increment from TIF District 23.

City Number	TIF 23
Name	Locke Point Park
Type	Redevelopment
Date Established	9/12/2016
Date Certification Requested	1/3/2017
Date Certified	3/17/2017
Year of First Increment	2020
Date of Five Year Rule	3/17/2022
Date of Decertification	12/31/2045
Date of Most Recent Modification	N/A
Original Tax Rate	132.49%
Total Taxable Market Value (TMV)	77,901,324
Increase in TMV from Base Value	8,740,709
Captured Tax Capacity	267,761
Number of Parcels	120
Fund Balance	(4,096,560)
Cash Balance	1,085
Outstanding Obligations	4,100,249

Parcels as of 2023 for Tax Year 2024:

203007	113024340082	113024340055	113024340128
113024340008	113024340083	113024340056	113024340129
113024340020	113024340084	113024340057	113024340130
113024340021	113024340085	113024340058	113024340131
113024340022	113024340086	113024340059	113024340132
113024340023	113024340087	113024340060	113024340133
113024340024	113024340088	113024340061	113024340134
113024340025	113024340089	113024340062	113024340135
113024340026	113024340090	113024340063	113024340136
113024340027	113024340091	113024340064	113024340137
113024340028	113024340092	113024340065	113024340138
113024340029	113024340093	113024340066	113024340139
113024340030	113024340094	113024340067	*note first parcel
113024340031	113024340095	113024340068	listed is as listed on
113024340032	113024340096	113024340069	the Anoka County
113024340033	113024340097	113024340070	report and is not a
113024340034	113024340098	113024340071	typo.
113024340035	113024340099	113024340072	
113024340036	113024340100	113024340073	
113024340037	113024340101	113024340074	
113024340038	113024340102	113024340075	
113024340039	113024340103	113024340076	
113024340040	113024340104	113024340077	
113024340041	113024340105	113024340078	
113024340043	113024340106	113024340079	
113024340044	113024340107	113024340080	
113024340045	113024340108	113024340081	
113024340046	113024340109	113024340119	
113024340047	113024340110	113024340120	
113024340048	113024340112	113024340121	
113024340049	113024340113	113024340122	
113024340050	113024340114	113024340123	
113024340051	113024340115	113024340124	
113024340052	113024340116	113024340125	
113024340053	113024340117	113024340126	
113024340054	113024340118	113024340127	

TIF District 23 (Locke Point Park)

Redevelopment

Table 19

TIF 23 (Locke Point Park Fund 058)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Revenues															
Tax increment revenue	27,600,000	589,392	262,122	262,122	262,122	262,122	262,122	262,122	262,122	262,122	262,122	262,122	262,122	262,122	3,734,856
Tax levy															0
Charge for admin to TIF districts															0
Interest on Interfund Loans															0
Miscellaneous revenue															0
Interest and investment earnings	250,000	2,060	2,942	11	245	251	256	259	261	261	260	257	253	246	7,564
Market Value Homestead Credit															0
Loan/advance repayments															0
Lease proceeds	1,000,000														0
Repayment / return of tax increment															0
Total Revenues	28,850,000	591,452	265,064	262,133	262,367	262,373	262,378	262,381	262,383	262,383	262,382	262,379	262,375	262,368	3,742,420
Expenditures															
Land/building acquisition	4,670,000	893,812													893,812
Site improvement/preparation costs	3,000,000	2,095,628													2,095,628
Utilities	5,000,000	27,196													27,196
Other public improvements	2,170,000	871,785													871,785
Construction of affordable housing															0
Temporary economic development															0
HRA operating expenses															0
Authority administrative costs for TIF	2,760,000	161,416	2,379	2,498	2,623	2,754	2,892	3,036	3,188	3,347	3,515	3,691	3,875	4,069	199,283
County administrative costs for TIF		11,012	2,743	2,277	2,277	2,277	2,277	2,277	2,277	2,277	2,277	2,277	2,277	2,277	38,802
Total Project Expenditures	17,600,000	4,060,849	5,122	4,775	4,900	5,031	5,169	5,313	5,465	5,624	5,792	5,968	6,152	6,346	4,126,506
Bond principal payments on all other bonds															0
Bond principal payments for paygo															0
Bond interest payments on all other bonds	11,250,000														0
Bond interest payments for paygo															0
Interest payment on interfund loans		834,137	167,793	165,526	161,171	157,342	153,361	149,220	144,914	140,435	135,777	130,933	125,896	120,656	2,587,163
Tax increment returned to the county															0
Total Expenditures	28,850,000	4,894,986	172,915	170,301	166,071	162,373	158,530	154,534	150,379	146,060	141,569	136,901	132,048	127,002	6,713,669
Revenues Over (Under) Expenditures	0	(4,303,534)	92,149	91,832	96,297	100,000	103,848	107,848	112,004	116,324	120,813	125,478	130,327	135,366	(2,971,249)
Other Financing Sources and Uses															
Transfer in															0
Transfer out															0
Bond issued (other than refunding bonds)															0
Refunding bonds issued															0
Bonds refunded															0
Bond discount															0
Bond premium															0
Sales of property		114,825	0												114,825
Total Other Financing Sources and Uses	0	114,825	0	0	0	0	0	0	0	0	0	0	0	0	114,825
Net Change in Fund Balance	0	(4,188,709)	92,149	91,832	96,297	100,000	103,848	107,848	112,004	116,324	120,813	125,478	130,327	135,366	(2,856,424)
Ending Fund Balance	0	(4,188,709)	(4,096,560)	(4,004,728)	(3,908,432)	(3,808,432)	(3,704,584)	(3,596,736)	(3,484,732)	(3,368,408)	(3,247,595)	(3,122,117)	(2,991,790)	(2,856,424)	(2,856,424)

Table 19

TIF 23 (Locke Point Park Fund 058)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Assets															
Cash		323	1,085	24,542	25,130	25,593	25,923	26,111	26,150	26,029	25,740	25,272	24,615	23,758	
Property held for resale															
Receivable - Note															
Receivable - Other		2,942	2,604												
Due from other funds - TIF Loans															
Due from other funds - Other															
Land held for resale															
Other assets															
Total Assets		3,265	3,689	24,542	25,130	25,593	25,923	26,111	26,150	26,029	25,740	25,272	24,615	23,758	
Liabilities															
Due to other funds - TIF Loans		4,191,974	4,100,249	4,029,271	3,933,562	3,834,025	3,730,506	3,622,847	3,510,881	3,394,437	3,273,335	3,147,389	3,016,405	2,880,182	
Due to primary government															
Other liabilities															
Total Liabilities		4,191,974	4,100,249	4,029,271	3,933,562	3,834,025	3,730,506	3,622,847	3,510,881	3,394,437	3,273,335	3,147,389	3,016,405	2,880,182	
Total Fund Balance		(4,188,709)	(4,096,560)	(4,004,728)	(3,908,432)	(3,808,432)	(3,704,584)	(3,596,736)	(3,484,732)	(3,368,408)	(3,247,595)	(3,122,117)	(2,991,790)	(2,856,424)	
Total Liabilities and Fund Balance		3,265	3,689	24,542	25,130	25,593	25,923	26,111	26,150	26,029	25,740	25,272	24,615	23,758	
Fund Balance by Purpose															
To be returned to County / Excess TIF															
Available for redevelopment projects		0	0	0	0	0	0	0	0	0	0	0	0	0	
Available for other purpose auth by special legislation															
Available for pledge to general obligation bonds															
Available for affordable housing projects															
Available for other purposes / to be reimbursed from TIF		(4,188,709)	(4,096,560)	(4,004,728)	(3,908,432)	(3,808,432)	(3,704,584)	(3,596,736)	(3,484,732)	(3,368,408)	(3,247,595)	(3,122,117)	(2,991,790)	(2,856,424)	
Total Fund Balance		(4,188,709)	(4,096,560)	(4,004,728)	(3,908,432)	(3,808,432)	(3,704,584)	(3,596,736)	(3,484,732)	(3,368,408)	(3,247,595)	(3,122,117)	(2,991,790)	(2,856,424)	
Total amount of bonds authorized/issued*	18,600,000	4,348,016	4,348,016	4,348,016	4,348,016	4,348,016	4,348,016	4,348,016	4,348,016	4,348,016	4,348,016	4,348,016	4,348,016	4,348,016	
Total amount of bonds outstanding		4,191,974	4,100,249	4,029,271	3,933,562	3,834,025	3,730,506	3,622,847	3,510,881	3,394,437	3,273,335	3,147,389	3,016,405	2,880,182	

**Actual amounts may exceed authorized in this report due to capitalized interest, estimates come from the amortization schedules for the obligations*

TIF District 24

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

This district covers an 11.7 acre site located at 5101 Industrial Boulevard adjacent to Northern Stacks. The HRA's assistance with contaminated soil clean-up will further enhance the surrounding neighborhood's standing as an established industrial hub.

Management Strategies / Challenges and Opportunities

The district has one outstanding obligation, the TIF revenue note.

Future tax increments are projected to be sufficient to repay the pay-go TIF revenue note issued to the developer and to pay future administrative expenditures.

No further administrative costs should be paid from the district until the prior years expenditures are repaid from tax increments. An interfund loan was not approved this district.

City Number	TIF 24
Name	Northern Stacks VIII
Type	Soils Condition
Date Established	6/11/2018
Date Certification Requested	6/20/2018
Date Certified	7/10/2018
Year of First Increment	2019
Date of Five Year Rule	7/10/2022
Date of Decertification	7/10/2024
Date of Most Recent Modification	N/A
Original Tax Rate	117.98%
Total Taxable Market Value (TMV)	11,559,300
Increase in TMV from Base Value	5,815,800
Captured Tax Capacity	114,870
Number of Parcels	1
Fund Balance	(13,274)
Cash Balance	35,327
Outstanding Obligations	599,664
Parcels as of 2023 for Tax Year 2024:	
273024120046	

TIF District 24 (Stacks VIII)

Redevelopment

Table 20

TIF 24 (Stacks VIII Fund 059)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Revenues															
Tax increment revenue	3,274,000	166,903	108,001	108,001	108,001	108,001	108,001	108,001	108,001	108,001	108,001	108,001	108,001	108,001	1,462,915
Tax levy															0
Charge for admin to TIF districts															0
Interest on Interfund Loans															0
Miscellaneous revenue															0
Interest and investment earnings	33,000			353	459	566	674	783	893	1,004	1,116	1,229	1,344	1,459	9,879
Market Value Homestead Credit															0
Loan/advance repayments															0
Lease proceeds															0
Repayment / return of tax increment															0
Total Revenues	3,307,000	166,903	108,001	108,354	108,460	108,567	108,675	108,784	108,894	109,005	109,117	109,230	109,345	109,460	1,472,794
Expenditures															
Land/building acquisition															0
Site improvement/preparation costs	1,439,600														0
Utilities															0
Other public improvements															0
Construction of affordable housing															0
Temporary economic development															0
HRA operating expenses															0
Authority administrative costs for TIF	327,400	37,357													37,357
County administrative costs for TIF		2,889	581	581	581	581	581	581	581	581	581	581	581	581	9,861
Total Project Expenditures	1,767,000	40,246	581	581	581	581	581	581	581	581	581	581	581	581	47,218
Bond principal payments on all other bonds															0
Bond principal payments for paygo		10,029	50,307	63,622	67,333	71,260	75,417	79,815	84,471	89,398	94,612	100,130	105,970	112,151	1,004,515
Bond interest payments on all other bonds	1,540,000														0
Bond interest payments for paygo		140,120	46,895	33,579	29,868	25,941	21,785	17,386	12,730	7,803	2,589	(2,929)	(8,769)	(14,950)	312,048
Interest payment on interfund loans				-	-	-	-	-	-	-	-	-	-	-	0
Tax increment returned to the county															0
Total Expenditures	3,307,000	190,395	97,783	97,782	97,782	97,782	97,783	97,782	97,782	97,782	97,782	97,782	97,782	97,782	1,363,781
Revenues Over (Under) Expenditures	0	(23,492)	10,218	10,572	10,678	10,785	10,892	11,002	11,112	11,223	11,335	11,448	11,563	11,678	109,013
Other Financing Sources and Uses															
Transfer in															0
Transfer out															0
Bond issued (other than refunding bonds)															0
Refunding bonds issued															0
Bonds refunded															0
Bond discount															0
Bond premium															0
Sales of property															0
Total Other Financing Sources and Uses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Change in Fund Balance	0	(23,492)	10,218	10,572	10,678	10,785	10,892	11,002	11,112	11,223	11,335	11,448	11,563	11,678	109,013
Ending Fund Balance	0	(23,492)	(13,274)	(2,702)	7,976	18,761	29,653	40,654	51,766	62,988	74,323	85,772	97,334	109,013	109,013

Table 20

TIF 24 (Stacks VIII Fund 059)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Assets															
Cash		1,445	35,327	45,899	56,577	67,362	78,254	89,255	100,366	111,589	122,924	134,372	145,935	157,613	
Property held for resale															
Receivable - Note															
Receivable - Other															
Due from other funds - TIF Loans															
Due from other funds - Other															
Land held for resale															
Other assets															
Total Assets		1,445	35,327	45,899	56,577	67,362	78,254	89,255	100,366	111,589	122,924	134,372	145,935	157,613	
Liabilities															
Due to other funds - TIF Loans				-	-	-	-	-	-	-	-	-	-	-	
Due to primary government															
Other liabilities		24,937	48,601	48,601	48,601	48,601	48,601	48,601	48,601	48,601	48,601	48,601	48,601	48,601	
Total Liabilities		24,937	48,601	48,601	48,601	48,601	48,601	48,601	48,601	48,601	48,601	48,601	48,601	48,601	
Total Fund Balance		(23,492)	(13,274)	(2,702)	7,976	18,761	29,653	40,654	51,766	62,988	74,323	85,772	97,334	109,013	
Total Liabilities and Fund Balance		1,445	35,327	45,899	56,577	67,362	78,254	89,255	100,366	111,589	122,924	134,372	145,935	157,613	
Fund Balance by Purpose															
To be returned to County / Excess TIF															
Available for redevelopment projects		0	0	0	7,976	18,761	29,653	40,654	51,766	62,988	74,323	85,772	97,334	109,013	
Available for other purpose auth by special legislation															
Available for pledge to general obligation bonds															
Available for affordable housing projects															
Available for other purposes / to be reimbursed from TIF		(23,492)	(13,274)	(2,702)	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		(23,492)	(13,274)	(2,702)	7,976	18,761	29,653	40,654	51,766	62,988	74,323	85,772	97,334	109,013	
Total amount of bonds authorized/issued*	1,800,000	660,000	660,000	660,000	660,000	660,000	660,000	660,000	660,000	660,000	660,000	660,000	660,000	660,000	
Total amount of bonds outstanding		649,971	599,664	536,042	468,709	397,449	322,032	242,217	157,746	68,348	(26,264)	(126,394)	(232,364)	(344,515)	

**Actual amounts may exceed authorized in this report due to capitalized interest, estimates come from the amortization schedules for the obligations*

TIF District 25

The district was created to promote redevelopment on the NW corner of University Ave and Mississippi St NE. The redevelopment project includes construction of approximately 261 workforce income rental housing units and approximately 10,000 square feet of commercial space by Roers Fridley Apartments Owner LLC.

Management Strategies / Challenges and Opportunities

A minimum assessment agreement is in place for valuation of the property within this district. The minimum valuation is $34.75 million.

The Plan estimates that future tax increments will be sufficient to cover HRA administration costs for the district and to repay the $6,48,820 TIF revenue note (original par amount), with interest, issued to the developer to reimburse project costs. The TIF note was issued on August 8, 2022 with first payment due August 1, 2023. The TIF revenue note is payable from 90% of the tax increments from the district. The outstanding balance is $6,220,540 as of 12/31/2024.

Future tax increments are projected to be available in excess of the payments on the TIF revenue note and estimated administrative costs. The HRA may consider the use of the projected tax increment above what is needed to meet current obligations for purpose of other redevelopment costs (pooling) within the broader boundaries of Redevelopment Project No. 1 (the "Project Area"). The Five Year Rule date for this district is 8/3/2026. Limitations on use of increment will apply after this date and the Six Year Rule date.

City Number	TIF 25
Name	Holly Center Project
Type	Redevelopment
Date Established	9/14/2020
Date Certification Requested	10/8/2020
Date Certified	8/3/2021
Year of First Increment	2023
Date of Five Year Rule	8/3/2026
Date of Decertification	12/31/2048
Date of Most Recent Modification	N/A
Original Tax Rate	126.76%
Total Taxable Market Value (TMV)	62,979,200
Increase in TMV from Base Value	5,083,700
Captured Tax Capacity	718,223
Number of Parcels	2
Fund Balance	76,573
Cash Balance	431,928
Outstanding Obligations	6,220,540
Parcels as of 2023 for Tax Year 2024:	
143024230100	
143024230101	

TIF District 25 (Holly Center Project)

Redevelopment

Table 21

TIF 25 (Holly Center Project Fund 060)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Revenues															
Tax increment revenue	18,400,000	253,680	789,694	718,223	718,223	718,223	718,223	718,223	718,223	718,223	718,223	718,223	718,223	718,223	8,943,827
Tax levy															0
Charge for admin to TIF districts															0
Interest on Interfund Loans															0
Miscellaneous revenue															0
Interest and investment earnings	184,000	350	3,345	4,319	4,385	4,450	4,515	4,578	4,641	4,703	4,763	4,823	4,881	4,938	54,693
Market Value Homestead Credit															0
Loan/advance repayments															0
Lease proceeds															0
Repayment / return of tax increment															0
Total Revenues	18,584,000	254,030	793,039	722,542	722,608	722,673	722,738	722,801	722,864	722,926	722,986	723,046	723,104	723,161	8,998,520
Expenditures															
Land/building acquisition	3,000,000														0
Site improvement/preparation costs	5,484,000														0
Utilities	500,000														0
Other public improvements															0
Construction of affordable housing															0
Temporary economic development															0
HRA operating expenses															0
Authority administrative costs for TIF	1,840,000	25,369	4,528	4,754	4,897	5,044	5,195	5,351	5,512	5,677	5,847	6,023	6,203	6,390	90,790
County administrative costs for TIF		963	599	479	479	479	479	479	479	479	479	479	479	479	6,831
Total Project Expenditures	10,824,000	26,332	5,127	5,233	5,376	5,523	5,674	5,830	5,991	6,156	6,326	6,502	6,682	6,869	97,621
Bond principal payments on all other bonds															0
Bond principal payments for paygo			269,280	466,507	485,354	504,962	525,362	546,587	568,669	591,643	615,546	640,414	666,287	609,209	6,489,820
Bond interest payments on all other bonds	7,760,000														0
Bond interest payments for paygo		226,745	443,012	244,203	225,356	205,748	185,347	164,122	142,040	119,066	95,164	70,296	44,423	17,505	2,183,026
Interest payment on interfund loans															0
Tax increment returned to the county															0
Total Expenditures	18,584,000	253,077	717,419	715,943	716,086	716,233	716,383	716,540	716,700	716,865	717,036	717,211	717,392	633,582	8,770,468
Revenues Over (Under) Expenditures	0	953	75,620	6,599	6,522	6,441	6,355	6,262	6,164	6,061	5,950	5,834	5,712	89,579	228,052
Other Financing Sources and Uses															
Transfer in															0
Transfer out															0
Bond issued (other than refunding bonds)															0
Refunding bonds issued															0
Bonds refunded															0
Bond discount															0
Bond premium															0
Sales of property															0
Total Other Financing Sources and Uses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Change in Fund Balance	0	953	75,620	6,599	6,522	6,441	6,355	6,262	6,164	6,061	5,950	5,834	5,712	89,579	228,052
Ending Fund Balance	0	953	76,573	83,172	89,695	96,136	102,490	108,752	114,916	120,977	126,927	132,761	138,473	228,052	228,052

Table 21

TIF 25 (Holly Center Project Fund 060)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Assets															
Cash		113,343	431,928	438,527	445,049	451,490	457,845	464,107	470,271	476,331	482,282	488,116	493,828	541,409	
Property held for resale															
Receivable - Note															
Receivable - Other															
Due from other funds - TIF Loans															
Due from other funds - Other															
Land held for resale															
Other assets		1,758	17												
Total Assets		115,101	431,945	438,527	445,049	451,490	457,845	464,107	470,271	476,331	482,282	488,116	493,828	541,409	
Liabilities															
Due to other funds - TIF Loans															
Due to primary government															
Other liabilities		114,148	355,372	355,355	355,355	355,355	355,355	355,355	355,355	355,355	355,355	355,355	355,355	313,357	
Total Liabilities		114,148	355,372	355,355	355,355	355,355	355,355	355,355	355,355	355,355	355,355	355,355	355,355	313,357	
Total Fund Balance		953	76,573	83,172	89,695	96,136	102,490	108,752	114,916	120,977	126,927	132,761	138,473	228,052	
Total Liabilities and Fund Balance		115,101	431,945	438,527	445,049	451,490	457,845	464,107	470,271	476,331	482,282	488,116	493,828	541,409	
Fund Balance by Purpose															
To be returned to County / Excess TIF															
Available for redevelopment projects		953	76,573	83,172	89,695	96,136	102,490	108,752	114,916	120,977	126,927	132,761	138,473	228,052	
Available for other purpose auth by special legislation															
Available for pledge to general obligation bonds															
Available for other purposes / to be reimbursed from TIF		0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		953	76,573	83,172	89,695	96,136	102,490	108,752	114,916	120,977	126,927	132,761	138,473	228,052	
Total amount of bonds authorized/issued*	11,200,000		6,489,820	6,489,820	6,489,820	6,489,820	6,489,820	6,489,820	6,489,820	6,489,820	6,489,820	6,489,820	6,489,820	6,489,820	
Total amount of bonds outstanding			6,220,540	5,754,033	5,268,679	4,763,717	4,238,355	3,691,768	3,123,099	2,531,456	1,915,910	1,275,496	609,209	0	

**Actual amounts may exceed authorized in this report due to capitalized interest, estimates come from the amortization schedules for the obligations*

TIF District 26

The district was created to promote redevelopment of the Moon Plaza shopping center. This proposed project includes construction of approximately 168 rental housing units plus underground and surface parking by Roers Acquisitions LLC.

The agreement with the developer provides for the issuance of a TIF pay-go revenue note in an amount not to exceed $6,126,000, payable over a term not to exceed 26 years with simple interest at 5.0% per annum. As of 2024, the note had not been issued.

Management Strategies / Challenges and Opportunities

The Plan adopted in February 2023 estimates that future tax increments will be sufficient to cover HRA administration costs for the district and to repay the anticipated TIF revenue note to be issued.

The developer must perform under terms of the development agreement before the TIF revenue note will be issued. The first payment is due on the note on 8/1/2025, if note is issued prior to this date. The note will be issued after completion of the development within the district and after the developer provides evidence of TIF eligible costs incurred up to the not to exceed amount of the note.

City Number	TIF 26
Name	Moon Plaza
Type	Redevelopment
Date Established	2/13/2023
Date Certification Requested	4/3/2023
Date Certified	5/1/2023
Year of First Increment	2024
Date of Five Year Rule	5/1/2028
Date of Decertification	12/31/2049
Date of Most Recent Modification	N/A
Original Tax Rate	106.86%
Total Taxable Market Value (TMV)	2,546,800
Increase in TMV from Base Value	2,365,500
Captured Tax Capacity	3,626
Number of Parcels	1
Fund Balance	(4,659)
Cash Balance	1,460
Outstanding Obligations	6,119
Parcels as of 2023 for Tax Year 2024:	
143024340094	

TIF District 26 (Moon Plaza)

Redevelopment

Table 22

TIF 26 (Moon Plaza Fund 061)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Revenues															
Tax increment revenue	12,850,000	0	3,860	328,455	486,062	487,274	488,490	489,709	490,930	492,154	493,381	494,611	495,844	500,802	5,251,573
Tax levy															0
Charge for admin to TIF districts															0
Interest on Interfund Loans															0
Miscellaneous revenue															0
Interest and investment earnings	200,000			15	349	789	1,234	1,685	2,141	2,603	3,072	3,546	4,026	4,512	23,970
Market Value Homestead Credit															0
Loan/advance repayments															0
Lease proceeds															0
Repayment / return of tax increment															0
Total Revenues	13,050,000	0	3,860	328,470	486,411	488,063	489,724	491,393	493,071	494,757	496,453	498,157	499,870	505,314	5,275,543
Expenditures															
Land/building acquisition	3,500,000														0
Site improvement/preparation costs	2,626,000														0
Utilities															0
Other public improvements															0
Construction of affordable housing															0
Temporary economic development															0
HRA operating expenses															0
Authority administrative costs for TIF	1,285,000	5,884	2,400	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	63,284
County administrative costs for TIF															0
Total Project Expenditures	7,411,000	5,884	2,400	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	63,284
Bond principal payments on all other bonds															0
Bond principal payments for paygo				85,055	133,802	144,980	153,427	162,305	171,635	181,439	191,743	202,570	213,948	225,905	1,866,807
Bond interest payments on all other bonds															0
Bond interest payments for paygo	5,639,000			198,855	303,654	293,567	286,214	278,433	270,203	261,500	252,301	242,580	232,311	221,466	2,841,083
Interest payment on interfund loans			235												235
Tax increment returned to the county															0
Total Expenditures	13,050,000	5,884	2,635	288,910	442,456	443,547	444,641	445,738	446,837	447,938	449,043	450,150	451,259	452,371	4,771,409
Revenues Over (Under) Expenditures	0	(5,884)	1,225	39,560	43,955	44,516	45,083	45,655	46,234	46,819	47,410	48,007	48,611	52,943	504,134
Other Financing Sources and Uses															
Transfer in															0
Transfer out															0
Bond issued (other than refunding bonds)															0
Refunding bonds issued															0
Bonds refunded															0
Bond discount															0
Bond premium															0
Sales of property															0
Total Other Financing Sources and Uses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Change in Fund Balance	0	(5,884)	1,225	39,560	43,955	44,516	45,083	45,655	46,234	46,819	47,410	48,007	48,611	52,943	504,134
Ending Fund Balance	0	(5,884)	(4,659)	34,901	78,856	123,372	168,455	214,110	260,345	307,163	354,573	402,580	451,191	504,134	504,134

Table 22

TIF 26 (Moon Plaza Fund 061)	TIF Plan Estimates (Budget)	Prior Years as of Year 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Life of District or As of Year 2035
Assets															
Cash		0	1,460	34,901	78,856	123,372	168,455	214,110	260,345	307,163	354,573	402,580	451,191	504,134	
Property held for resale															
Receivable - Note															
Receivable - Other															
Due from other funds - TIF Loans															
Due from other funds - Other															
Land held for resale															
Other assets															
Total Assets		0	1,460	34,901	78,856	123,372	168,455	214,110	260,345	307,163	354,573	402,580	451,191	504,134	
Liabilities															
Due to other funds - TIF Loans															
Due to primary government		5,884	6,119												
Other liabilities															
Total Liabilities		5,884	6,119	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		(5,884)	(4,659)	34,901	78,856	123,372	168,455	214,110	260,345	307,163	354,573	402,580	451,191	504,134	
Total Liabilities and Fund Balance		0	1,460	34,901	78,856	123,372	168,455	214,110	260,345	307,163	354,573	402,580	451,191	504,134	
Fund Balance by Purpose															
To be returned to County / Excess TIF															
Available for redevelopment projects		0	0	34,901	78,856	123,372	168,455	214,110	260,345	307,163	354,573	402,580	451,191	504,134	
Available for other purpose auth by special legislation															
Available for pledge to general obligation bonds															
Available for other purposes / to be reimbursed from TIF		(5,884)	(4,659)	0	0	0	0	0	0	0	0	0	0	0	
Total Fund Balance		(5,884)	(4,659)	34,901	78,856	123,372	168,455	214,110	260,345	307,163	354,573	402,580	451,191	504,134	
Total amount of bonds authorized/issued*	7,411,000	200,000	200,000	6,126,000	6,126,000	6,126,000	6,126,000	6,126,000	6,126,000	6,126,000	6,126,000	6,126,000	6,126,000	6,126,000	
Total amount of bonds outstanding		5,884	6,119	6,126,000	5,992,198	5,847,218	5,693,791	5,531,487	5,359,852	5,178,413	4,986,671	4,784,101	4,570,153	4,344,248	

**Actual amounts may exceed authorized in this report due to capitalized interest, estimates come from the amortization schedules for the obligations*

Northland Public Finance

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