Shakopee, Minnesota
Shakopee Economic Development Authority

Modification to Redevelopment Plan for Minnesota River Valley Housing and Redevelopment Project No. 1

And

Tax Increment Financing Plan

for

Tax Increment Financing (Redevelopment) District No. 19

(Riverfront Bluff Redevelopment Project)

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Prepared by:

SPRINGSTED INCORPORATED
380 Jackson Street, Suite 300
St. Paul, MN 55101-2887
(651) 223-3000
WWW.SPRINGSTED.COM

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I. – BACKGROUND

Section A Introduction

The City created the Minnesota River Valley Housing and Redevelopment Project No. 1 on January 2, 1979 (originally designated as Valley Industrial Park Redevelopment Project No. 1) and transferred that project to the Economic Development Authority for the City of Shakopee (the "Authority") upon creation of the Authority in 1995.

The Authority and City have now determined a need to create Tax Increment Financing District No. 19, a redevelopment district, within the Project.

Section B Definitions

The terms defined in this section have the meanings given herein, unless the context in which they are used indicates a different meaning:

"Authority" means the Shakopee Economic Development Authority.

"City" means the City of Shakopee, Minnesota; also referred to as a "Municipality".

"City Council" means the City Council of the City; also referred to as the "Governing Body".

"County" means Scott County, Minnesota.

"Project" means the Minnesota River Valley Housing and Redevelopment Project No. 1.

"Project Area" means the property within the Project, as described in the Project Plan and as shown in Exhibit I attached.

"Project Plan" means the Redevelopment Plan for the Project, as modified from time to time.

"School District" means Independent School District No. 720, Minnesota.

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive.

"TIF District" means Tax Increment Financing (Redevelopment) District No. 19.

"TIF Plan" means the tax increment financing plan for the TIF District (this document).

II. – MODIFICATION TO REDEVELOPMENT PLAN FOR MINNESOTA RIVER VALLEY HOUSING AND REDEVELOPMENT PROJECT NO. 1

The City and the Authority intend, through this document, to modify the Project Plan for the Project. Section 1.6 (regarding parcels to be acquired within the Project), Section 1.7 (regarding estimated public improvement costs within the Project) and Section 1.8 (regarding public improvements and facilities within the Project) of the existing Project Plan are deemed modified to incorporate the terms of the TIF Plan following in Section III of this document. The boundaries and general objectives of the Project remain unchanged.

III. – TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 19

Section A Statutory Authorization

The Authority, with approval of the City Council, is authorized to establish TIF District No. 19 and this TIF Plan pursuant to the Act and the TIF Act.

Section B Statement of Need and Public Purpose

The Authority has determined that conditions exist within the Project Area which have prevented further development of land by private enterprise. It has been found that the Project Area is potentially more useful and valuable for contributing to the public health, safety and welfare than has been realized under existing development.

The development of these parcels is not attainable in the foreseeable future without the intervention of the Authority in the private development process. The Authority has prepared the Project Plan, which provides for the elimination of these conditions, thereby making the land useful and valuable for contributing to the public health, safety and welfare.

Section C Statement of Objectives

The objectives outlined in Section 1.4 of the Project Plan, as amended, are incorporated herein by reference.

Section D Designation of Tax Increment Financing District as a Redevelopment District

Redevelopment districts are a type of tax increment financing district in which one or more of the following conditions exists and is reasonably distributed throughout the district:

(1) parcels comprising at least 70% of the area of the district are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50% of the buildings, not including outbuildings, are structurally substandard requiring substantial renovation or clearance. A parcel is deemed "occupied" if at least 15% of the area of the parcel contains buildings, streets, utilities, paved or gravel parking lots; or other similar structures.

(2) the property consists of vacant, unused, underused, inappropriately used, or infrequently used railyards, rail storage facilities, or excessive or vacated railroad right-of-ways; or

(3) tank facilities, or property whose immediately previous use was for tank facilities, as defined in section 115C.02, subdivision 15, if the tank facilities:

- (i) have or had a capacity of more than 1,000,000 gallons;
- (ii) are located adjacent to rail facilities; and
- (iii) have been removed or are unused, underused, inappropriately used, or infrequently used.
- (iv) A qualifying disaster area, as defined in subdivision 10b.

For districts consisting of two more noncontiguous areas, each area must individually qualify under the provisions listed above, as well as the entire area must also qualify as a whole.

The TIF District qualifies as a redevelopment district in that it meets all of the criteria listed in (1) above. An executive summary of a report prepared by LHB, Inc. that details the qualifications is included in Exhibit VII. A copy of the entire report with supporting facts and documentation for this determination is on file with the City and is available to the public upon request. The full report will be retained by the City for the life of the TIF District.

"Structurally substandard" is defined as buildings containing defects in structural elements or a combination of deficiencies in essential utilities and facilities, light and ventilation, fire protection including adequate egress, layout and condition of interior partitions, or similar factors which defects or deficiencies are of sufficient total significance to justify substantial renovation or clearance. Generally, a building is not structurally substandard if it is in compliance with the building code applicable to a new building, or could be modified to satisfy the existing code at a cost of less than 15% of the cost of constructing a new structure of the same size and type.

A city may not find that a building is structurally substandard without an interior inspection, unless it cannot gain access to the property and there exists evidence which supports the structurally substandard finding. Such evidence includes recent fire or police inspections, on-site property tax appraisals or housing inspections, exterior evidence of deterioration, or other similar reliable evidence. Written documentation of the findings and reasons why an interior inspection was not conducted must be made and retained. A parcel is deemed to be occupied by a structurally substandard building if the following conditions are met:

(1) the parcel was occupied by a substandard building within three years of the filing of the request for certification of the parcel as part of the district;

(2) the demolition or removal of the substandard building was performed or financed by the Authority, or was performed by a developer under a development agreement with the Authority,

(3) the Authority found by resolution before such demolition or removal occurred that the building was structurally substandard and that the Authority intended to include the parcel in the TIF district, and

(4) the Authority notifies the county auditor that the original tax capacity of the parcel must be adjusted upon filing the request for certification of the tax capacity of the parcel as part of a district.

In the case of (4) above, the County Auditor shall certify the original net tax capacity of the parcel to be the greater of (a) the current tax capacity of the parcel, or (b) a computed tax capacity of the parcel using the estimated market value of the parcel for the year in which the demolition or removal occurred, and the appropriate classification rate(s) for the current year.

At least 90 percent of the tax increment from a redevelopment district must be used to finance the cost of correcting conditions that allow designation as a redevelopment district. These costs include, but are not limited to, acquiring properties containing structurally substandard buildings or improvements or hazardous substances, pollution, or contaminants, acquiring adjacent parcels necessary to provide a site of sufficient size to permit development, demolition and rehabilitation of structures, clearing of land, removal of hazardous substances or remediation necessary to develop the land, and installation of utilities, roads, sidewalks, and parking facilities for the site. The allocated administrative expenses of the Authority may be included in the qualifying costs.

Section E Duration of the TIF District

Redevelopment districts may remain in existence 25 years from the date of receipt by the Authority of the first tax increment. The Authority anticipates that the TIF District will remain in existence for a period of 26 total years (projected to be through the year 2046). Modifications of this plan (see Section AA) shall not extend these limitations. All tax increments from taxes payable in the year the TIF District is decertified shall be paid to the Authority. Pursuant to MN Statutes, Section 469.175, Subdivision 1(b) the City elects to delay receipt of first increment until 2021

Section F Property to be Included in the TIF District

The TIF District is an approximate 1.5 acre area of land located within the Project Area. A map showing the location of the TIF District is shown in Exhibit I. The boundaries and area encompassed by the TIF District are described below:

Parcel Number*	Legal Description*
270010830	Lots 2 and 3, except the East 10 feet of Lot 3, Block 7 [Abstract] City of Shakopee according to the plat thereof, Scott County, Minnesota
270010820	
270010810	Lot 1, Block 7, City of Shakopee according to the plat thereof, Scott County, Minnesota
270010890	Lot 8, Block 7, City of Shakopee according to the plat thereof, Scott County, Minnesota
270010870	Lot 6, Block 7, City of Shakopee according to the plat thereof, Scott County, Minnesota
270010880	Lot 8, Block 7, City of Shakopee according to the plat thereof, Scott County, Minnesota

**The parcels within the District maybe replatted as part of development. The legal descriptions and parcel numbers represent the parcels prior to replatting.*

The area encompassed by the TIF District shall also include the entirety of all street or utility right-of-ways located upon or adjacent to the property described above.

Section G Property to be Acquired in the TIF District

The Authority may acquire and sell any or all of the property located within the TIF District; and the Authority does anticipate acquiring and selling property.

Section H Specific Development Expected to Occur Within the TIF District

The proposed development is anticipated to include the development of a 125-unit market-rate apartment building containing a 3,500 square foot restaurant space. Additionally, an approximately 180 unit parking garage is proposed to be constructed as part of the development as well. The redevelopment will also include corresponding demolition, geotechnical work, site work, parking improvements, utilities, and sidewalks, and other eligible improvements associated with the project.

It is anticipated tax increment will be used to finance a portion of the TIF eligible costs incurred in the development of the site. In addition, the Authority anticipates using available tax increment for related administrative expenses, pooling for TIF-eligible improvements outside of the boundaries of the district but within the Project Area for eligible purposes set forth in Minn. Stat. section 469.176 subd. 4c., and any other eligible expenditures associated with the development of the site.

Construction is projected to begin in 2018 and continue through 2019. The development is expected to be fully constructed by the end of 2019, and be 100% assessed and on the tax rolls as of January 2, 2020 for taxes payable in 2021. The first receipt of increment has been elected to be delayed until taxes payable 2021.

At the time this document was prepared there were no signed construction contracts with regards to the above described development.

Section I Findings and Need for Tax Increment Financing

In establishing the TIF District, the Authority makes the following findings:

(1) The TIF District qualifies as a redevelopment district;

See Section D and Exhibit VII of this document for the reasons and facts supporting this finding.

(2) The proposed development, in the opinion of the Authority, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future, and the increased market value of the site that could reasonably be expected to occur without the use of tax increment would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan.

Factual basis:

Proposed development not expected to occur:

The proposed redevelopment includes the construction of a 125-unit market rate apartment building. A key component to the redevelopment is the reimbursement of TIF eligible site development and acquisition expenses through tax increments. The developer has indicated they would not undertake the proposed redevelopment without the financial assistance due the financial burden of acquiring and redeveloping the site, along with bedrock soil conditions. Without the assistance the Authority has no reason to expect that significant reinvestment in the site would occur without assistance similar to that provided in this plan. Therefore, the Authority has no reason to believe the development would occur but-for the use of tax increment assistance.

To summarize the basis for the Authority's findings regarding alternative market value, in accordance with Minnesota Statutes, Section 469.175, Subd. 3(d), the Authority makes the following determinations:

a. The Authority's estimate of the amount by which the market value of the site will increase without the use of tax increment financing is $0 (for the reasons described above), except some unknown amount of appreciation.

b. If the proposed development to be assisted with tax increment occurs in the District, the total increase in market value would be approximately $18,483,800, including the value of the buildings (See Exhibit V).

c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be $3,847,461 (See Exhibit V).

d. Even if some development other than the proposed development were to occur, the Authority finds that no alternative would occur that would produce a market value increase greater than $14,636,339 (the amount in clause b less the amount in clause c) without tax increment assistance.

(3) The TIF Plan would afford maximum opportunity, consistent with the sound needs of the Authority as a whole, for development of the Project Area by private enterprise.

Factual basis: The proposed development is the construction of a 125-unit apartment building, in the Project Area, that is expected to create substantial new tax base for the City and the State. The development clearly meets the Authority's economic development goals in terms of land use, the removal of blight, the creation of housing, and the creation of jobs.

(4) The TIF Plan conforms to general plans for development of the City as a whole.

Factual basis: The City Planning Commission has determined that the development proposed in the TIF Plan conforms to the City comprehensive plan.

Section J Estimated Public Costs

The estimated public costs of the TIF District are listed below. Such costs are eligible for reimbursement from tax increments of the TIF District.

Developer reimbursable TIF eligible costs for site improvements/infrastructure costs, contamination costs, and other eligible expenses	$2,811,700
City Land Acquisition Interfund Loan Repayment	$725,000
Developer Pay-go Note Interest Payments	$2,767,059
City Intefund Loan Interest Payments	$454,857
Administrative expenses	$779,714
Other TIF Eligible Expenditures	$258,689
Total	$7,797,010

The Authority reserves the right to administratively adjust the amount of any of the items listed above or to incorporate additional eligible items, so long as the total estimated public cost is not increased. The Authority also reserves the right to fund any of the identified costs with any other legally available revenues, but anticipates that such costs will be primarily financed with tax increments. The Authority reserves the right to spend available tax increment outside of the TIF District boundaries but within the Project Area.

Section K Estimated Sources of Revenue

Tax Increment revenue (Net of OSA Deduction)	$7,797,010
Interest on invested funds	-
Bond proceeds	-
Loan proceeds	-
Grants	-
Other	-
Total	$7,797,010

The Authority anticipates providing financial assistance for public infrastructure costs, and other TIF eligible expenses to the proposed development with interfund loans and on a pay-as-you-go basis. As tax increments are collected from the TIF District in future years, a portion of these taxes will be used by the Authority to reimburse the developer/owner for public costs incurred (see Section J).

The Authority reserves the right to finance any or all public costs of the TIF District using pay-as-you-go assistance, internal funding, general obligation or revenue debt (referred to together as "TIF Bonds"), or any other financing mechanism authorized by law. The Authority also reserves the right to use other sources of revenue legally applicable to the Project Area to pay for such costs including, but not limited to, special assessments, utility revenues, federal or state funds, and investment income.

Section L Estimated Amount of Bonded Indebtedness

The Authority currently plans to issue bonds in the form of one or more pay-as-you-go revenue notes, but reserves the right to issue bonds in any form, including without limitation any interfund loan with interest not to exceed the maximum permitted under Section 469.178, subd. 7 of the TIF act. Such bonds shall be issued in an amount not to exceed $7,797,010 (total estimated public cost).

Section M Original Net Tax Capacity

The County Auditor shall certify the original net tax capacity of the TIF District. This value will be equal to the total net tax capacity of all property in the TIF District as certified by the State Commissioner of Revenue. For districts certified

between January 1 and June 30, inclusive, this value is based on the previous assessment year. For districts certified between July 1 and December 31, inclusive, this value is based on the current assessment year.

The Authority intends to file the request for certification after June 30, 2018, but prior to July 1, 2019. Therefore, the original net tax capacity will be the net tax capacity as of January 2, 2018.

The Estimated Market Value of all property within the TIF District as of January 2, 2018, for taxes payable in 2019, is $791,200. Upon completion of the project, the development is proposed to consist of a combination of rental housing and commercial property uses. Therefore, the estimated tax capacity is currently unknown; however, for purposes of the revenue projections in this TIF plan, the City has assumed the Estimated Market Value will be distributed amongst the various uses based on their respective pro-rata share of the overall development, resulting in an estimated original net capacity for the District of $9,949.

Each year the County Auditor shall certify the amount that the original net tax capacity has increased or decreased as a result of:

(1) changes in the tax-exempt status of property;

(2) reductions or enlargements of the geographic area of the TIF District;

(3) changes due to stipulation agreements or abatements; or

(4) changes in property classification rates.

Section N Original Tax Capacity Rate

The County Auditor shall also certify the original tax capacity rate of the TIF District. This rate shall be the sum of all local tax rates that apply to property in the TIF District. This rate shall be for the same taxes payable year as the original net tax capacity.

In future years, the amount of tax increment generated by the TIF District will be calculated using the lesser of (a) the sum of the current local tax rates at that time or (b) the original tax capacity rate of the TIF District.

As noted in Section M, the Authority intends to file the TIF District for certification after June 30, 2018 but prior to July 1, 2019; therefore, the Original Local Tax Rate will be the final rate that applies for taxes payable in 2019.

At the time this document was prepared, the final sum of all local tax rates that apply to property in the TIF District, for taxes levied in 2018 and payable in 2019, was not yet available. When this total becomes available, the County Auditor shall certify this amount as the original tax capacity rate of the TIF District. For purposes of estimating the tax increment generated by the TIF District, the final sum of the local tax rates for taxes levied in *2017 and payable in 2018*, is 130.1987% as shown below.

Taxing Jurisdiction	Final 2017/2018 Local Tax Rate
City of Shakopee	37.2119%
Scott County	35.1139%
ISD #720	52.1408%
Other	5.7322%
Total	130.1987%

Section O Projected Retained Captured Net Tax Capacity and Projected Tax Increment

The Authority anticipates that the development will begin construction in 2018 and is anticipated to be 100% completed by December 31, 2019. The total capacity for the District is $244,125 as of January 2, 2020, resulting in a captured net tax capacity of $231,160, and the first receipt of increment of $300,968 in taxes payable 2021. A complete schedule of estimated tax increment from the TIF District is shown in Exhibit III.
The estimates shown in this TIF plan assume; that commercial class rates remain at 1.5% of the estimated market value up to $150,000 and 2.0% of the estimated market value over $150,000, and that rental class rates remain at 1.25% of the market value. The estimates do not assume any market value inflation assumption.

Each year the County Auditor shall determine the current net tax capacity of all property in the TIF District. To the extent that this total exceeds the original net tax capacity, the difference shall be known as the captured net tax capacity of the TIF District.

For communities affected by the fiscal disparity provisions of Minnesota Statutes, Chapter 473F and Chapter 276A, the original net tax capacity of the TIF District shall be determined before the application of fiscal disparity. In subsequent years, the current net tax capacity shall either (a) be determined before the application of fiscal disparity or (b) exclude the product of any fiscal disparity increase in the TIF District (since the original net tax capacity was certified) times the appropriate fiscal disparity ratio. The method the Authority elects shall remain the same for the life of the TIF District, except that a single change may be made at any time from method (a) to method (b) above. The Authority elects method (b), or M.S. Section 469.177, Subdivision 3(a).

The County Auditor shall certify to the Authority the amount of captured net tax capacity each year. The Authority may choose to retain any or all of this amount. It is the Authority's intention to retain 100% of the captured net tax capacity of the TIF District. Such amount shall be known as the retained captured net tax capacity of the TIF District.

Exhibit II gives a listing of the various information and assumptions used in preparing a number of the exhibits contained in this TIF Plan, including Exhibit III which shows the projected tax increment generated over the anticipated life of the TIF District.

Section P Use of Tax Increment

Each year the County Treasurer shall deduct 0.36% of the annual tax increment generated by the TIF District and pay such amount to the State's General Fund. Such amounts will be appropriated to the State Auditor for the cost of financial reporting and auditing of tax increment financing information throughout the state. Exhibit III shows the projected deduction for this purpose over the anticipated life of the TIF District.

The City has determined that it will use 100% of the remaining tax increment generated by the TIF District for any of the following purposes:

(1) pay for the estimated public costs of the TIF District (see Section J) and County administrative costs associated with the TIF District (see Section S);

(2) pay principal and interest on one or more interfund loans and on one or more pay–go–notes, tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(3) accumulate a reserve securing the payment of tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;

(4) pay all or a portion of the county road costs as may be required by the County Board under M.S. Section 469.175, Subdivision 1a; or

(5) return excess tax increments to the County Auditor for redistribution to the City, County and School District.

Tax increments from property located in one county must be expended for the direct and primary benefit of a project located within that county, unless the county board involved waives this requirement. Tax increments shall not be used to circumvent levy limitations applicable to the City.

Tax increment shall not be used to finance the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the State or federal government. Further, tax increments may not be used to finance: a commons area used as a public park; facilities used for social or recreational purposes (whether public or private); or publicly-owned facilities used for conference purposes; provided that tax increment may be used for a privately owned conference facility, and for parking structures whether public or privately owned and whether or not they are ancillary to one of the otherwise prohibited uses described above.

If there exists any type of agreement or arrangement providing for the developer, or other beneficiary of assistance, to repay all or a portion of the assistance that was paid or financed with tax increments, such payments shall be subject to all of the restrictions imposed on the use of tax increments. Assistance includes sale of property at less than the cost of acquisition or fair market value, grants, ground or other leases at less then fair market rent, interest rate subsidies, utility service connections, roads, or other similar assistance that would otherwise be paid for by the developer or beneficiary.

Section Q Excess Tax Increment

In any year in which the tax increments from the TIF District exceed the amount necessary to pay the estimated public costs authorized by the TIF Plan, the Authority shall use the excess tax increments to:

(1) prepay any outstanding tax increment bonds;

(2) discharge the pledge of tax increments thereof;

(3) pay amounts into an escrow account dedicated to the payment of the tax increment bonds; or

(4) return excess tax increments to the County Auditor for redistribution to the City, County and School District. The County Auditor must report to the Commissioner of Education the amount of any excess tax increment redistributed to the School District within 30 days of such redistribution.

Section R Tax Increment Pooling and the Five-Year Rule

At least 75% of the tax increments from the TIF District must be expended on activities within the district or to pay for bonds used to finance the estimated public costs of the TIF District (see Section E for additional restrictions). No more than 25% of the tax increments may be spent on costs outside of the TIF District but within the boundaries of the Project Area, except to pay debt service on credit enhanced bonds. All administrative expenses are considered to have been spent outside of the TIF District. Tax increments are considered to have been spent within the TIF District if such amounts are:

(1) actually paid to a third party for activities performed within the TIF District within five years after certification of the district;

(2) used to pay bonds that were issued and sold to a third party, the proceeds of which are reasonably expected on the date of issuance to be spent within the later of the five-year period or a reasonable temporary period or are deposited in a reasonably required reserve or replacement fund.

(3) used to make payments or reimbursements to a third party under binding contracts for activities performed within the TIF District, which were entered into within five years after certification of the district; or

(4) used to reimburse a party for payment of eligible costs (including interest) incurred within five years from certification of the district.

Beginning with the sixth year following certification of the TIF District, at least 75% of the tax increments must be used to pay outstanding bonds or make contractual payments obligated within the first five years. When outstanding bonds have been defeased and sufficient money has been set aside to pay for such contractual obligations, the TIF District must be decertified.

The Authority anticipates that tax increments will be spent outside of the TIF District (including a portion for allowable administrative expenses) for eligible redevelopment pooling expenditures.

Section S Limitation on Administrative Expenses

Administrative expenses are defined as all costs of the Authority other than:

(1) amounts paid for the purchase of land;

(2) amounts paid for materials and services, including architectural and engineering services directly connected with the physical development of the real property in the project;

(3) relocation benefits paid to, or services provided for, persons residing or businesses located in the project;

(4) amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to section 469.178; or

(5) amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clause (1) to (3).

Administrative expenses include amounts paid for services provided by bond counsel, fiscal consultants, planning or economic development consultants, and actual costs incurred by the County in administering the TIF District. Tax increments may be used to pay administrative expenses of the TIF District up to the lesser of (a) 10% of the total estimated public costs authorized by the TIF Plan or (b) 10% of the total tax increment expenditures for the project.

Section T Limitation on Property Not Subject to Improvements - Four Year Rule

If after four years from certification of the TIF District no demolition, rehabilitation, renovation, or qualified improvement of an adjacent street has commenced on a parcel located within the TIF District, then that parcel shall be excluded from the TIF District and the original net tax capacity shall be adjusted accordingly. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The Authority must submit to the County Auditor, by February 1 of the fifth year, evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the Authority or owner of the parcel subsequently commences any of the above activities, the Authority shall certify to the County Auditor that such activity has commenced and the parcel shall once again be included in the TIF District. The County Auditor shall certify the net tax capacity of the parcel, as most recently certified by the Commissioner of Revenue, and add such amount to the original net tax capacity of the TIF District.

Section U Estimated Impact on Other Taxing Jurisdictions

Exhibit IV shows the estimated impact on other taxing jurisdictions if the maximum projected retained captured net tax capacity of the TIF District was hypothetically available to the other taxing jurisdictions. The Authority believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since the proposed development would not have occurred without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

The fiscal and economic implications of the proposed tax increment financing district, as pursuant to Minnesota Statutes, Section 469.175, Subdivision 2, are listed below.

1. The total amount of tax increment that will be generated over the life of the district is estimated to be $7,825,168

2. To the extent the mixed used development in the proposed TIF District generates any public cost impacts on city-provided services such as police and fire protection, public infrastructure, and borrowing costs attributable to the district, such costs will be levied upon the taxable net tax capacity of the City, excluding that portion captured by the District. The City does not anticipate issuing bonds in conjunction with this project.

3. The amount of tax increments over the life of the district that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be $3,133,745.

4. The amount of tax increments over the life of the district that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same is estimated to be $2,110,403.

5. No additional information has been requested by the county or school district that would enable it to determine additional costs that will accrue to it due to the development proposed for the district.

Section V Prior Planned Improvements

The Authority shall accompany its request for certification to the County Auditor (or notice of district enlargement), with a listing of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan. The County Auditor shall increase the original net tax capacity of the TIF District by the net tax capacity of each improvement for which a building permit was issued.

There have been no building permits issued in the last 18 months in conjunction with any of the properties within the TIF District.

Section W Development Agreements

If within a project containing a redevelopment district, more than 25% of the acreage of the property to be acquired by the City is purchased with tax increment bonds proceeds (to which tax increment from the property is pledged), then prior to such acquisition, the City must enter into an agreement for the development of the property. Such agreement must provide recourse for the City should the development not be completed.

The Authority anticipates entering into an agreement for development and does anticipate potentially acquiring property located within the TIF District.

Section X Assessment Agreements

The Authority may, upon entering into a development agreement, also enter into an assessment agreement with any person, which establishes a minimum market value of the land and improvements for each year during the life of the TIF District.

The assessment agreement shall be presented to the County or City Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land, and so long as the minimum market value contained in the assessment agreement appears to be an accurate estimate, shall certify the assessment agreement as reasonable. The assessment agreement shall be filed for record in the office of the County Recorder of each county where the property is located. Any modification or premature termination of this agreement must first be approved by the City, County and School District.

The Authority does not anticipate entering into an assessment agreement.

Section Y Modifications of the Tax Increment Financing Plan

Any reduction or enlargement in the geographic area of the Project Area or the TIF District; increase in the amount of bonded indebtedness to be incurred; increase in the amount of capitalized interest; increase in that portion of the captured net tax capacity to be retained by the City; increase in the total estimated capital and administrative costs; or designation of additional property to be acquired by the Authority shall be approved only after satisfying all the necessary requirements for approval of the original TIF Plan. This paragraph does not apply if:

(1) the only modification is elimination of parcels from the TIF District; and

(2) the current net tax capacity of the parcels eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's original net tax capacity, or the City agrees that the TIF District's original net tax capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

The Authority must notify the County Auditor of any modification that reduces or enlarges the geographic area of the TIF District. The geographic area of the TIF District may be reduced but not enlarged after five years following the date of certification.

Section Z Administration of the Tax Increment Financing Plan

Upon adoption of the TIF Plan, the Authority shall submit a copy of such plan to the Minnesota Department of Revenue. The Authority shall also request that the County Auditor certify the original net tax capacity and net tax capacity rate of the TIF District. To assist the County Auditor in this process, the City shall submit copies of the TIF Plan, the resolution establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements. The Authority shall also send the County Assessor any assessment agreement establishing the minimum market value of land and improvements in the TIF District, and shall request that the County Assessor review and certify this assessment agreement as reasonable.

The County shall distribute to the Authority the amount of tax increment as it becomes available. The amount of tax increment in any year represents the applicable property taxes generated by the retained captured net tax capacity of the TIF District. The amount of tax increment may change due to development anticipated by the TIF Plan, other development, inflation of property values, or changes in property classification rates or formulas. In administering and implementing the TIF Plan, the following actions should occur on an annual basis:

(1) prior to July 1, the Authority shall notify the County Assessor of any new development that has occurred in the TIF District during the past year to insure that the new value will be recorded in a timely manner.

(2) if the County Auditor receives the request for certification of a new TIF District, or for modification of an existing TIF District, before July 1, the request shall be recognized in determining local tax rates for the current and subsequent levy years. Requests received on or after July 1 shall be used to determine local tax rates in subsequent years.

(3) each year the County Auditor shall certify the amount of the original net tax capacity of the TIF District. The amount certified shall reflect any changes that occur as a result of the following:

(a) the value of property that changes from tax-exempt to taxable shall be added to the original net tax capacity of the TIF District. The reverse shall also apply;

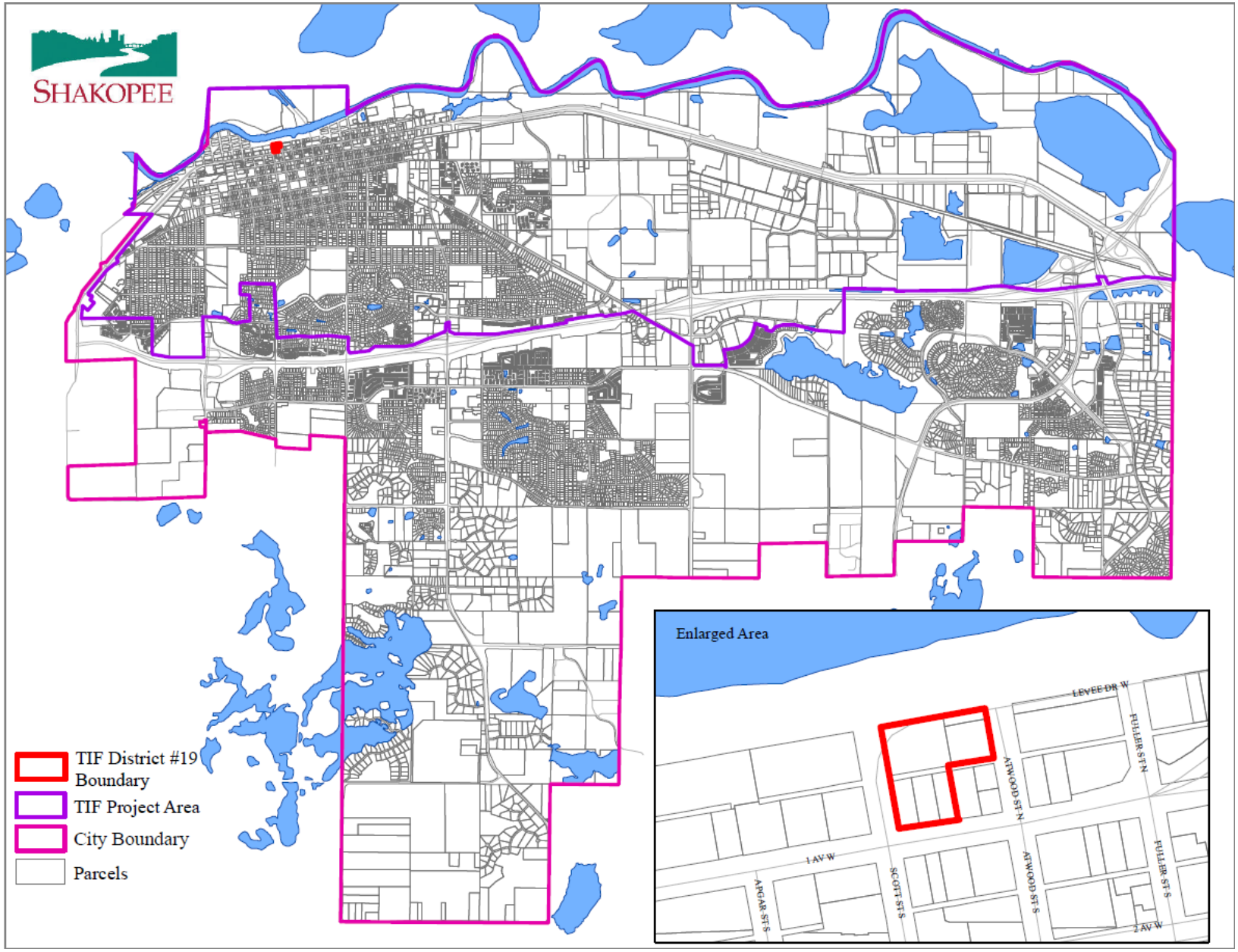
(b) the original net tax capacity may be modified by any approved enlargement or reduction of the TIF District;

(c) if laws governing the classification of real property cause changes to the percentage of estimated market value to be applied for property tax purposes, then the resulting increase or decrease in net tax capacity shall be applied proportionately to the original net tax capacity and the retained captured net tax capacity of the TIF District.

The County Auditor shall notify the Authority of all changes made to the original net tax capacity of the TIF District.

Section AA Filing TIF Plan, Financial Reporting and Disclosure Requirements

The Authority will file the TIF Plan, and any subsequent amendments thereto, with the Commissioner of Revenue and the Office of the State Auditor pursuant to Minnesota Statutes, Section 469.175, subdivision 4A. The Authority will comply with all reporting requirements for the TIF District under Minnesota Statutes, Section 469.175, subdivisions 5 and 6.


SHAKOPEE
TIF District #19 Boundary
TIF Project Area
City Boundary
Parcels
Enlarged Area
LEVEE DR W
FULLER ST N
ATWOOD ST N
1 AV W
SCOTT ST S
ATWOOD ST S
FULLER ST S
APGAR ST S
2 AV W

Assumptions Report

City of Shakopee, Minnesota
Tax Increment Financing (Redevelopment) District No. 19
Riverfront Development Site
TIF Projections - $150,000/Unit EMV - 125 Units - 3,500SF Restaurant

Type of Tax Increment Financing District	Redevelopment	
Maximum Duration of TIF District	25 years from 1st increment	
Projected Certification Request Date	06/30/18	
Decertification Date	12/31/46	(26 Years of Increment)
	2017/2018	
Base Estimated Market Value	$791,200	
Original Net Tax Capacity	$9,949	

	Assessment/Collection Year			
	2018/2019	2019/2020	2020/2021	2021/2022
Base Estimated Market Value	$791,200	$791,200	$791,200	$791,200
Estimated Increase in Value - New Construction	0	0	18,483,800	18,483,800
Total Estimated Market Value	791,200	791,200	19,275,000	19,275,000
Total Net Tax Capacity	$9,949	$9,949	$244,125	$244,125

City of Shakopee	37.2119%	
Scott County	35.1139%	
ISD #720	52.1408%	
Other	5.7322%	
Local Tax Capacity Rate	130.1987%	2017/2018
Fiscal Disparities Contribution From TIF District	32.1003%	
Administrative Retainage Percent (maximum = 10%)	10.00%	
Pooling Percent	0.00%	

Present Value Date & Rate	06/30/18	5.00%	PV Amount	$3,847,461

Notes
Projections assume no future changes to classification rates and current tax rates remain constant.
Projections are based on final pay2018 rates.
Projections are based on a preliminary value estimate of $150,000/unit provided by City.
Projections assume project 100% completed in 2019, and first receipt of increment is delayed until 2021.
Projections assume no market value inflation.

Projected Tax Increment Report

City of Shakopee, Minnesota
Tax Increment Financing (Redevelopment) District No. 19
Riverfront Development Site
TIF Projections - $150,000/Unit EMV - 125 Units - 3,500SF Restaurant

Annual Period Ending (1)	Total Market Value (2)	Total Net Tax Capacity (3)	Less: Original Net Tax Capacity (4)	Less: Fiscal Disp. @ 32.1003% (5)	Retained Captured Net Tax Capacity (5)	Times: Tax Capacity Rate (6)	Annual Gross Tax Increment (7)	Less: State Aud. Deduction 0.360% (8)	Subtotal Net Tax Increment (9)	Less: City Retainage 10.00% (10)	Annual Net Revenue (11)
12/31/18	791,200	9,949	9,949	0	0	130.199%	0	0	0	0	0
12/31/19	791,200	9,949	9,949	0	0	130.199%	0	0	0	0	0
12/31/20	791,200	9,949	9,949	0	0	130.199%	0	0	0	0	0
12/31/21	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/22	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/23	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/24	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/25	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/26	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/27	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/28	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/29	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/30	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/31	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/32	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/33	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/34	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/35	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/36	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/37	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/38	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/39	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/40	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/41	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/42	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/43	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/44	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/45	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
12/31/46	19,275,000	244,125	9,949	3,015	231,160	130.199%	300,968	1,083	299,885	29,989	269,896
							$7,825,168	$28,158	$7,797,010	$779,714	$7,017,296

Estimated Impact on Other Taxing Jurisdictions Report

City of Shakopee, Minnesota
Tax Increment Financing (Redevelopment) District No. 19
Riverfront Development Site
TIF Projections - $150,000/Unit EMV - 125 Units - 3,500SF Restaurant

	Without Project or TIF District		With Project and TIF District							
Taxing Jurisdiction	Final 2017/2018 Taxable Net Tax Capacity (1)	2017/2018 Local Tax Rate	2017/2018 Taxable Net Tax Capacity (1)	+	Projected Retained Captured Net Tax Capacity	=	New Taxable Net Tax Capacity	Hypothetical Adjusted Local Tax Rate (*)	Hypothetical Decrease In Local Tax Rate (*)	Hypothetical Tax Generated by Retained Captured N.T.C. (*)
City of Shakopee	51,566,784	37.212%	51,566,784		$231,160		51,797,944	37.046%	0.166%	85,635
Scott County	186,705,411	35.114%	186,705,411		231,160		186,936,571	35.070%	0.043%	81,069
ISD #720	50,892,374	52.141%	50,892,374		231,160		51,123,534	51.905%	0.236%	119,984
Other	-	5.732%	-		-		-	5.732%	-	-
Totals		130.199%						129.753%	0.445%	

* **Statement 1:** If the projected Retained Captured Net Tax Capacity of the TIF District was hypothetically available to each of the taxing jurisdictions above, the result would be a lower local tax rate (see Hypothetical Adjusted Tax Rate above) which would produce the same amount of taxes for each taxing jurisdiction. In such a case, the total local tax rate would decrease by 0.445% (see Hypothetical Decrease in Local Tax Rate above). The hypothetical tax that the Retained Captured Net Tax Capacity of the TIF District would generate is also shown above.

Statement 2: Since the projected Retained Captured Net Tax Capacity of the TIF District is not available to the taxing jurisdictions, then there is no impact on taxes levied or local tax rates.

(1) Taxable net tax capacity = total net tax capacity - captured TIF - fiscal disparity contribution, if applicable.
(2) The impact on these taxing jurisdictions is negligible since they represent only 4.40% of the total tax rate.

Market Value Analysis Report

City of Shakopee, Minnesota
Tax Increment Financing (Redevelopment) District No. 19
Riverfront Development Site
TIF Projections - $150,000/Unit EMV - 125 Units - 3,500SF Restaurant

Assumptions	
Present Value Date	06/30/18
P.V. Rate - Gross T.I.	5.00%

Increase in EMV With TIF District	$18,483,800
Less: P.V of Gross Tax Increment	3,847,461
Subtotal	$14,636,339
Less: Increase in EMV Without TIF	0
Difference	$14,636,339

	Year	Annual Gross Tax Increment	Present Value @ 5.00%
1	2020	0	0
2	2021	300,968	259,987
3	2022	300,968	247,607
4	2023	300,968	235,816
5	2024	300,968	224,587
6	2025	300,968	213,892
7	2026	300,968	203,707
8	2027	300,968	194,007
9	2028	300,968	184,768
10	2029	300,968	175,970
11	2030	300,968	167,590
12	2031	300,968	159,610
13	2032	300,968	152,009
14	2033	300,968	144,771
15	2034	300,968	137,877
16	2035	300,968	131,311
17	2036	300,968	125,058
18	2037	300,968	119,103
19	2038	300,968	113,432
20	2039	300,968	108,030
21	2040	300,968	102,886
22	2041	300,968	97,987
23	2042	300,968	93,321
24	2043	300,968	88,877
25	2044	300,968	84,644
26	2045	300,968	80,614
		$7,524,200	$3,847,461

PROJECTED PAYGO NOTE REPORT
City of Shakopee, Minnesota
Tax Increment Financing (Redevelopment) District No.
Riverfront Development Site
TIF Projections - $150,000/Unit EMV - 126 Units - 3,500SF Restaurant

Note Date: 09/30/18
Note Rate: 5.00%
Amount: $2,811,700

Date (1)	Principal (2)	Interest (3)	P & I (4)	Cumulative Interest Due (5)	Unpaid Accrued Interest (6)	Semi-Annual Net Revenue (7)	Loan Balance Outstanding (7)
							2,811,700.00
02/01/20	0.00	0.00	0.00	187,837.18	187,837.18	0.00	2,811,700.00
08/01/20	0.00	0.00	0.00	258,129.68	258,129.68	0.00	2,811,700.00
02/01/21	0.00	0.00	0.00	328,422.18	328,422.18	0.00	2,811,700.00
08/01/21	0.00	107,283.66	107,283.66	398,714.68	291,431.02	107,283.66	2,811,700.00
02/01/22	0.00	107,283.66	107,283.66	361,723.52	254,439.86	107,283.66	2,811,700.00
08/01/22	0.00	107,283.66	107,283.66	324,732.36	217,448.70	107,283.66	2,811,700.00
02/01/23	0.00	107,283.66	107,283.66	287,741.20	180,457.54	107,283.66	2,811,700.00
08/01/23	0.00	107,283.66	107,283.66	250,750.04	143,466.38	107,283.66	2,811,700.00
02/01/24	0.00	107,283.66	107,283.66	213,758.88	106,475.22	107,283.66	2,811,700.00
08/01/24	0.00	107,283.66	107,283.66	176,767.72	69,484.06	107,283.66	2,811,700.00
02/01/25	0.00	107,283.66	107,283.66	139,776.56	32,492.90	107,283.66	2,811,700.00
08/01/25	4,498.26	102,785.40	107,283.66	102,785.40	0.00	107,283.66	2,807,201.74
02/01/26	37,103.62	70,180.04	107,283.66	70,180.04	0.00	107,283.66	2,770,098.12
08/01/26	38,031.21	69,252.45	107,283.66	69,252.45	0.00	107,283.66	2,732,066.91
02/01/27	38,981.99	68,301.67	107,283.66	68,301.67	0.00	107,283.66	2,693,084.92
08/01/27	39,956.54	67,327.12	107,283.66	67,327.12	0.00	107,283.66	2,653,128.38
02/01/28	40,955.45	66,328.21	107,283.66	66,328.21	0.00	107,283.66	2,612,172.93
08/01/28	41,979.34	65,304.32	107,283.66	65,304.32	0.00	107,283.66	2,570,193.59
02/01/29	43,028.82	64,254.84	107,283.66	64,254.84	0.00	107,283.66	2,527,164.77
08/01/29	44,104.54	63,179.12	107,283.66	63,179.12	0.00	107,283.66	2,483,060.23
02/01/30	45,207.15	62,076.51	107,283.66	62,076.51	0.00	107,283.66	2,437,853.08
08/01/30	46,337.33	60,946.33	107,283.66	60,946.33	0.00	107,283.66	2,391,515.75
02/01/31	47,495.77	59,787.89	107,283.66	59,787.89	0.00	107,283.66	2,344,019.98
08/01/31	48,683.16	58,600.50	107,283.66	58,600.50	0.00	107,283.66	2,295,336.82
02/01/32	49,900.24	57,383.42	107,283.66	57,383.42	0.00	107,283.66	2,245,436.58
08/01/32	51,147.75	56,135.91	107,283.66	56,135.91	0.00	107,283.66	2,194,288.83
02/01/33	52,426.44	54,857.22	107,283.66	54,857.22	0.00	107,283.66	2,141,862.39
08/01/33	53,737.10	53,546.56	107,283.66	53,546.56	0.00	107,283.66	2,088,125.29
02/01/34	55,080.53	52,203.13	107,283.66	52,203.13	0.00	107,283.66	2,033,044.76
08/01/34	56,457.54	50,826.12	107,283.66	50,826.12	0.00	107,283.66	1,976,587.22
02/01/35	57,868.98	49,414.68	107,283.66	49,414.68	0.00	107,283.66	1,918,718.24
08/01/35	59,315.70	47,967.96	107,283.66	47,967.96	0.00	107,283.66	1,859,402.54
02/01/36	60,798.60	46,485.06	107,283.66	46,485.06	0.00	107,283.66	1,798,603.94
08/01/36	62,318.56	44,965.10	107,283.66	44,965.10	0.00	107,283.66	1,736,285.38
02/01/37	63,876.53	43,407.13	107,283.66	43,407.13	0.00	107,283.66	1,672,408.85
08/01/37	65,473.44	41,810.22	107,283.66	41,810.22	0.00	107,283.66	1,606,935.41
02/01/38	67,110.27	40,173.39	107,283.66	40,173.39	0.00	107,283.66	1,539,825.14
08/01/38	68,788.03	38,495.63	107,283.66	38,495.63	0.00	107,283.66	1,471,037.11
02/01/39	70,507.73	36,775.93	107,283.66	36,775.93	0.00	107,283.66	1,400,529.38
08/01/39	72,270.43	35,013.23	107,283.66	35,013.23	0.00	107,283.66	1,328,258.95
02/01/40	74,077.19	33,206.47	107,283.66	33,206.47	0.00	107,283.66	1,254,181.76
08/01/40	75,929.12	31,354.54	107,283.66	31,354.54	0.00	107,283.66	1,178,252.64
02/01/41	77,827.34	29,456.32	107,283.66	29,456.32	0.00	107,283.66	1,100,425.30
08/01/41	79,773.03	27,510.63	107,283.66	27,510.63	0.00	107,283.66	1,020,652.27
02/01/42	81,767.35	25,516.31	107,283.66	25,516.31	0.00	107,283.66	938,884.92
08/01/42	83,811.54	23,472.12	107,283.66	23,472.12	0.00	107,283.66	855,073.38
02/01/43	85,906.83	21,376.83	107,283.66	21,376.83	0.00	107,283.66	769,166.55
08/01/43	88,054.50	19,229.16	107,283.66	19,229.16	0.00	107,283.66	681,112.05
02/01/44	90,255.86	17,027.80	107,283.66	17,027.80	0.00	107,283.66	590,856.19
08/01/44	92,512.26	14,771.40	107,283.66	14,771.40	0.00	107,283.66	498,343.93
02/01/45	94,825.06	12,458.60	107,283.66	12,458.60	0.00	107,283.66	403,518.87
08/01/45	97,195.69	10,087.97	107,283.66	10,087.97	0.00	107,283.66	306,323.18
02/01/46	99,625.58	7,658.08	107,283.66	7,658.08	0.00	107,283.66	206,697.60
08/01/46	102,116.22	5,167.44	107,283.66	5,167.44	0.00	107,283.66	104,581.38
02/01/47	104,581.38	2,614.53	107,195.91	2,614.53	0.00	107,195.91	0.00
	$2,811,700	$2,766,962.57	$5,578,662.57			$5,578,662.57	

Surplus Tax Increment	88
Total Net Revenue	$5,578,750.32

PROJECTED INTERFUND LOAND REPORT
City of Shakopee, Minnesota
Tax Increment Financing (Redevelopment) District No.
Riverfront Development Site
TIF Projections - $150,000/Unit EMV - 126 Units - 3,500SF Restaurant

Note Date: 09/30/18
Note Rate: 4.00%
Amount: $725,000

Date (1)	Principal (2)	Interest (3)	P & I (4)	Cumulative Interest Due (5)	Unpaid Accrued Interest (6)	Semi-Annual Net Revenue (7)	Loan Balance Outstanding (7)
							725,000.00
02/01/20	0.00	0.00	0.00	38,747.22	38,747.22	0.00	725,000.00
08/01/20	0.00	0.00	0.00	53,247.22	53,247.22	0.00	725,000.00
02/01/21	0.00	0.00	0.00	67,747.22	67,747.22	0.00	725,000.00
08/01/21	0.00	27,664.34	27,664.34	82,247.22	54,582.88	27,664.34	725,000.00
02/01/22	0.00	27,664.34	27,664.34	69,082.88	41,418.54	27,664.34	725,000.00
08/01/22	0.00	27,664.34	27,664.34	55,918.54	28,254.20	27,664.34	725,000.00
02/01/23	0.00	27,664.34	27,664.34	42,754.20	15,089.86	27,664.34	725,000.00
08/01/23	0.00	27,664.34	27,664.34	29,589.86	1,925.52	27,664.34	725,000.00
02/01/24	11,238.82	16,425.52	27,664.34	16,425.52	0.00	27,664.34	713,761.18
08/01/24	13,389.12	14,275.22	27,664.34	14,275.22	0.00	27,664.34	700,372.06
02/01/25	13,656.90	14,007.44	27,664.34	14,007.44	0.00	27,664.34	686,715.16
08/01/25	13,930.04	13,734.30	27,664.34	13,734.30	0.00	27,664.34	672,785.12
02/01/26	14,208.64	13,455.70	27,664.34	13,455.70	0.00	27,664.34	658,576.48
08/01/26	14,492.81	13,171.53	27,664.34	13,171.53	0.00	27,664.34	644,083.67
02/01/27	14,782.67	12,881.67	27,664.34	12,881.67	0.00	27,664.34	629,301.00
08/01/27	15,078.32	12,586.02	27,664.34	12,586.02	0.00	27,664.34	614,222.68
02/01/28	15,379.89	12,284.45	27,664.34	12,284.45	0.00	27,664.34	598,842.79
08/01/28	15,687.48	11,976.86	27,664.34	11,976.86	0.00	27,664.34	583,155.31
02/01/29	16,001.23	11,663.11	27,664.34	11,663.11	0.00	27,664.34	567,154.08
08/01/29	16,321.26	11,343.08	27,664.34	11,343.08	0.00	27,664.34	550,832.82
02/01/30	16,647.68	11,016.66	27,664.34	11,016.66	0.00	27,664.34	534,185.14
08/01/30	16,980.64	10,683.70	27,664.34	10,683.70	0.00	27,664.34	517,204.50
02/01/31	17,320.25	10,344.09	27,664.34	10,344.09	0.00	27,664.34	499,884.25
08/01/31	17,666.65	9,997.69	27,664.34	9,997.69	0.00	27,664.34	482,217.60
02/01/32	18,019.99	9,644.35	27,664.34	9,644.35	0.00	27,664.34	464,197.61
08/01/32	18,380.39	9,283.95	27,664.34	9,283.95	0.00	27,664.34	445,817.22
02/01/33	18,748.00	8,916.34	27,664.34	8,916.34	0.00	27,664.34	427,069.22
08/01/33	19,122.96	8,541.38	27,664.34	8,541.38	0.00	27,664.34	407,946.26
02/01/34	19,505.41	8,158.93	27,664.34	8,158.93	0.00	27,664.34	388,440.85
08/01/34	19,895.52	7,768.82	27,664.34	7,768.82	0.00	27,664.34	368,545.33
02/01/35	20,293.43	7,370.91	27,664.34	7,370.91	0.00	27,664.34	348,251.90
08/01/35	20,699.30	6,965.04	27,664.34	6,965.04	0.00	27,664.34	327,552.60
02/01/36	21,113.29	6,551.05	27,664.34	6,551.05	0.00	27,664.34	306,439.31
08/01/36	21,535.55	6,128.79	27,664.34	6,128.79	0.00	27,664.34	284,903.76
02/01/37	21,966.26	5,698.08	27,664.34	5,698.08	0.00	27,664.34	262,937.50
08/01/37	22,405.59	5,258.75	27,664.34	5,258.75	0.00	27,664.34	240,531.91
02/01/38	22,853.70	4,810.64	27,664.34	4,810.64	0.00	27,664.34	217,678.21
08/01/38	23,310.78	4,353.56	27,664.34	4,353.56	0.00	27,664.34	194,367.43
02/01/39	23,776.99	3,887.35	27,664.34	3,887.35	0.00	27,664.34	170,590.44
08/01/39	24,252.53	3,411.81	27,664.34	3,411.81	0.00	27,664.34	146,337.91
02/01/40	24,737.58	2,926.76	27,664.34	2,926.76	0.00	27,664.34	121,600.33
08/01/40	25,232.33	2,432.01	27,664.34	2,432.01	0.00	27,664.34	96,368.00
02/01/41	25,736.98	1,927.36	27,664.34	1,927.36	0.00	27,664.34	70,631.02
08/01/41	26,251.72	1,412.62	27,664.34	1,412.62	0.00	27,664.34	44,379.30
02/01/42	26,776.75	887.59	27,664.34	887.59	0.00	27,664.34	17,602.55
08/01/42	17,602.55	352.05	17,954.60	352.05	0.00	17,954.60	0.00
02/01/43	0.00	0.00	0.00	0.00	0.00	0.00	0.00
08/01/43	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02/01/44	0.00	0.00	0.00	0.00	0.00	0.00	0.00
08/01/44	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02/01/45	0.00	0.00	0.00	0.00	0.00	0.00	0.00
08/01/45	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02/01/46	0.00	0.00	0.00	0.00	0.00	0.00	0.00
08/01/46	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02/01/47	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	$725,000	$454,856.88	$1,179,856.88			$1,179,856.88	
					Surplus Tax Increment	258,689	
					Total Net Revenue	$1,438,545.68	

PART 1 – EXECUTIVE SUMMARY

PURPOSE OF EVALUATION

LHB was hired by the City of Shakopee to inspect and evaluate the properties within a Tax Increment Financing Redevelopment District ("TIF District") proposed to be established by the City. The proposed TIF District is bounded by Levee Drive West, Atwood Street North, 1st Avenue West and Scott Street North (Diagram 1). The purpose of LHB's work is to determine whether the proposed TIF District meets the statutory requirements for coverage, and whether three (3) buildings on six (6) parcels and one (1) right of way parcel, located within the proposed TIF District, meet the qualifications required for a Redevelopment District.

Diagram 1 – Proposed TIF District

SCOPE OF WORK

The proposed TIF District consists of six (6) parcels and one (1) right of way parcel with three (3) buildings. Two (2) buildings were inspected on July 31, 2017 and one (1) building was inspected on June 13, 2018. Building Code and Condition Deficiency reports for the buildings that were inspected are located in Appendix B.

CONCLUSION

After inspecting and evaluating the properties within the proposed TIF District and applying current statutory criteria for a Redevelopment District under *Minnesota Statutes, Section 469.174, Subdivision 10*, it is our professional opinion that the proposed TIF District qualifies as a Redevelopment District because:

- The proposed TIF District has a coverage calculation of 100 percent which is above the 70 percent requirement.
- 100 percent of the buildings are structurally substandard which is above the 50 percent requirement.
- The substandard buildings are reasonably distributed.

The remainder of this report describes our process and findings in detail.