

ST LOUIS PARK EDA

ANNUAL DISCLOSURE OF TAX INCREMENT DISTRICTS FOR THE YEAR ENDED DECEMBER 31, 2017

TIF District Name:	4900 Excelsior	Aquila Commons	Edgewood Redev District	Eliot Park	Ellipse on Excelsior	Elmwood	Elmwood Apartments	Hardcoat	Highway 7 Corp Center & Hazardous Substance Subdistrict
Current net tax capacity	59,020	176,487	96,290	303,473	584,015	1,803,274		47,250	188,546
Original net tax capacity	59,020	16,906	19,250	26,433	24,527	168,836		22,194	0
Captured net tax capacity	0	159,581	77,040	277,040	559,488	1,634,438	0	25,056	188,546
Principal and interest payments due during current year	0	124,227	56,324	324,922	524,064	747,764	0	0	123,528
Tax increment received	0	181,680	52,422	343,290	575,534	1,658,643	0	20,553	115,527
Tax increment expended	3,536	172,320	64,776	201,597	479,709	1,041,580	0	5,163	139,530
Month and year of first tax increment receipt	Jul-18	Jul-07	Jul-05	Jul-16	Jul-11	Jul-07	Jul-19	Jul-14	Jul-07
Date of required decertification	12/31/2043	12/31/2032	12/31/2025	12/31/2041	12/31/2036	12/31/2029	12/31/2044	12/31/2022	12/31/2032
Increased property tax imposed on other properties as a result of fiscal disparities contribution *	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

TIF District Name:	Mill City	Park Center Housing	Park Commons	The Shoreham	Victoria Ponds	Wayzata Boulevard	West End	Wolfe Lake Commercial Redev District	Wooddale Station	Zarthan Ave/16th Street
Current net tax capacity	437,075	142,188	2,349,411	29,800		45,870	3,575,601	192,520		520,609
Original net tax capacity	12,674	8,360	72,035	41,112		45,870	859,520	34,346		72,212
Captured net tax capacity	424,401	133,828	2,277,376	0	0	0	2,716,081	158,174	0	448,397
Principal and interest payments due during current year	499,818	0	2,301,575	0	0	0	2,141,064	122,042	0	404,852
Tax increment received	528,426	168,248	2,652,566	0	6,201	0	2,079,424	128,651	0	471,589
Tax increment expended	476,036	164,579	2,374,282	1,747	1,427	0	1,701,649	132,210	0	462,949
Month and year of first tax increment receipt	Jul-01	Jul-98	Jul-02	Jul-18	Jul-98	Jul-20	Jul-11	Jul-06	Jul-20	Jul-01
Date of required decertification	12/31/2026	12/31/2023	12/31/2027	12/31/2043	12/31/2023	12/31/2045	12/31/2036	12/31/2031	12/31/2045	12/31/2026
Increased property tax imposed on other properties as a result of fiscal disparities contribution *	N/A	0 **	91,844 **	N/A	0 **	N/A	N/A	N/A	N/A	N/A

* The fiscal disparities property tax law provides that the growth in commercial-industrial property tax values is shared throughout the area. In a tax increment financing district, this value sharing can either result in a decrease in tax increment financing district revenue or a tax increase for other properties in the municipality depending on whether the tax increment financing district contributes its share of the growth.

** Amounts displayed here indicate that the district did not contribute its growth in commercial-industrial property tax values and represent the resulting increase in taxes on other properties in the City for taxes payable in 2017.

Additional information regarding each district may be obtained from:

Karen Barton, Community Development Director
5005 Minnetonka Blvd. St. Louis Park, MN 55416
(952) 924-2500
kbarton@stlouispark.org