

**CITY OF COON RAPIDS, MINNESOTA  
TAX INCREMENT FINANCING DISTRICT INFORMATION**

The purpose of this report is to provide a summary of financial information concerning the tax increment financing districts of the City of Coon Rapids to interested citizens. The following information is from the Comprehensive Annual Financial Report of the City of Coon Rapids for the year ended December 31, 2017.

	<b>District 1-3</b>	<b>District 1-4</b>	<b>District 1-5</b>	<b>District 1-6</b>	<b>District 1-7</b>	<b>District 1-8</b>
Name of District	Coon Rapids Development Co.	Endotronics	Medical Clinic, et al	MFI, et al	Reisling Park Tower	Doty
Type of District pursuant to:	273.73 Subd. 10(3)	273.73 Subd. 10(3)	273.73 Subd. 10(3)	273.73 Subd. 10(a)(3)	273.73 Subd. 10(a)(3)	273.73 Subd. 10(a)(3)
TIF Plan approval date (original)	06/22/82	05/24/83	09/13/83	05/14/85	07/09/85	08/13/85
First Tax Increment Receipt	1984	1985	1986	1986	1987	1987
Date of Required Decertification	Decertified	Decertified	Decertified	Decertified	Decertified	Decertified
Original Net Tax Capacity						
Current Net Tax Capacity						
Captured Net Tax Capacity						
Tax increment paid, directly or indirectly, for activities or improvements outside the TIF district						
Sources of Funds:						
Tax increments						
Interest		\$ 6,710	\$ 8,811	\$ 61,896	\$ 3,171	\$ 3,789
Other						
Total		6,710	8,811	61,896	3,171	3,789
Uses of Funds:						
Land						
Site improvements						
Other public improvements						150,729
Interest on loan						
Administrative		796				
Total		796				
Sources Over (Under) Uses		\$ 5,914	\$ 8,811	\$ 61,896	\$ 3,171	\$ (146,940)

	<b>District 1-9</b>	<b>District 1-10</b>	<b>District 1-13</b>	<b>District 1-19</b>	<b>District 1-20</b>	<b>District 1-21</b>
Name of District	Margaret Place	MN Medical Enterprise Park	Knox Lumber	Villas of Carolina	Liberty Park	Thousand Oaks
Type of District pursuant to:	273.73 Subd. 11	273.73 Subd. 10(a)(3)	273.73 Subd. 10(a)(3)			
TIF Plan approval date (original)	04/01/86	07/01/86	07/28/87	11/08/95	11/08/95	06/18/96
First Tax Increment Receipt	1988	1987	1989	1997	1997	1998
Date of Required Decertification	Decertified	Decertified	Decertified	2022	2022	2023
Original Net Tax Capacity				\$ 873	\$ 708	\$ 660
Current Net Tax Capacity				9,158	4,847	15,768
Captured Net Tax Capacity				8,285	4,139	15,108
Tax increment paid, directly or indirectly, for activities or improvements outside the TIF district						
Sources of Funds:						
Tax increments				\$ 7,696	\$ 4,382	\$ 15,996
Interest				394	39	195
Other						
Total				8,090	4,421	16,191
Uses of Funds:						
Land						
Other public improvements						
Interest on loan						
Administrative				462	425	633
Total				462	425	633
Sources Over (Under) Uses				\$ 7,628	\$ 3,996	\$ 15,558

	<b>District 1-24</b>	<b>District 1-27</b>	<b>District 1-29</b>	<b>District 1-31</b>	<b>District 3-1</b>	<b>District 6-1</b>	<b>Total</b>
Name of District	Homestead Cottages	Villas of Palm	Oak Manor	River North	Oppidan Village 10	Port Riverwalk	
Type of District pursuant to:							
TIF Plan approval date (original)	04/15/97	05/19/98	06/02/98	04/07/15	02/19/02	08/15/06	
First Tax Increment Receipt	1999	1999	1999	2017	2004	2009	
Date of Required Decertification	2019	2021	Decertified	2042	2023	2033	
Original Net Tax Capacity	\$ 1,709	\$ 124	\$	\$ 9,968	\$ 67,358	\$ 119,644	\$ 201,044
Current Net Tax Capacity	36,476	13,190		28,791	211,870	140,360	460,460
Captured Net Tax Capacity	34,767	13,066		18,823	144,512	20,716	259,416
Tax increment paid, directly or indirectly, for activities or improvements outside the TIF district							
Sources of Funds:							
Tax increments	\$ 36,808	\$ 13,389		\$ 19,928	\$ 89,396	\$ 17,853	\$ 205,448
Interest	949	1,266	\$ 131	18	(3,655)	261	83,975
Other			8,157				8,157
Total	37,757	14,655	8,288	19,946	85,741	18,114	297,580
Uses of Funds:							
Land	31,274		8,345				39,619
Other Public Improvements							150,729
Interest on loan	244		355	9,000			9,599
Administrative	425	444		425	500	105,347	109,457
Total	31,943	444	8,700	9,425	500	105,347	309,404
Sources Over (Under) Uses	\$ 5,814	\$ 14,211	\$ (412)	\$ 10,521	\$ 85,241	\$ (87,233)	\$ (11,824)
Principal and Interest due in 2017	\$ 39,380			\$ 71,728			\$ 111,108

**TAX INCREMENT FINANCING DISTRICTS EFFECT OF FISCAL DISPARITY PROPERTY TAX PROVISION**

The fiscal disparity property tax provision provides that the growth in commercial-industrial property tax values is shared throughout the metropolitan area. In a tax increment financing district, this value sharing can either result in a tax increase for other properties in the municipality or result in a decrease in tax increment financing district revenue depending on how the tax increment financing district is established.

All tax increment districts located in the City of Coon Rapids share their growth in commercial-industrial property, so there is no effect on property taxes for other properties located in the City of Coon Rapids as a result of the fiscal disparities property tax provision on the tax increment financing districts.