

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

	Tax Increment Financing District 2-1 [2151]	Tax Increment Financing Suburban Motel [2154]	Tax Increment Financing District 4 Lamplighter Apts [2155]
TIF District Name:			
Current net tax capacity	0	78,250	236,425
Original net tax capacity	0	17,967	47,764
Captured net tax capacity	0	60,283	188,661
Principal and interest payments due during current year	0	0	289,867
Tax increment received	2,899	464	248,696
Tax increment expended	0	1,044	259,412
Month and year of first tax increment receipt	July 1991	July 2001	July 2000
Date of required decertification	12/31/2016	12/31/2026	12/31/2025
Increased property tax imposed on other properties as a result of fiscal disparities contribution *	N/A	10,532 **	0 **

* 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:

John Sutter, Community Development Director
4141 Douglas Dr N, Crystal MN 55422
(763) 531-1130
john.sutter@crystalmn.gov

Published in the
Crystal-Robbinsdale Sun Post
August 9, 2018
842533