

City of Ramsey, Minnesota
Tax Increment Financing (Redevelopment) District No. 14
The COR Project
Tax Capacity Comparison

Under Option A - FD Outside of District							Under Option B - FD from within District						
	Projected City Tax Capacity*	Existing TIF Captured Tax Capacity		Projected TIF 14 Captured Tax Capacity		Total %		Projected City Tax Capacity*	Existing TIF Captured Tax Capacity		Projected TIF 14 Captured Tax Capacity		Total %
			%		%					%		%	
2011	25,384,228	3,799,536	15.0%		0.0%	15.0%	2011	25,384,228	3,799,536	15.0%		0.0%	15.0%
2012	26,661,478	3,057,208	11.5%	344,842	1.3%	12.8%	2012	26,661,478	3,057,208	11.5%	279,407	1.0%	12.5%
2013	27,616,901	2,915,341	10.6%	492,846	1.8%	12.3%	2013	27,616,901	2,915,341	10.6%	400,513	1.5%	12.0%
2014	28,751,589	1,059,126	3.7%	784,592	2.7%	6.4%	2014	28,751,589	1,059,126	3.7%	605,117	2.1%	5.8%
2015	29,792,104	450,536	1.5%	957,786	3.2%	4.7%	2015	29,792,104	450,536	1.5%	740,855	2.5%	4.0%
2016	31,609,830	408,684	1.3%	1,830,334	5.8%	7.1%	2016	31,609,830	408,684	1.3%	1,282,838	4.1%	5.4%
2017	32,925,937	420,944	1.3%	2,175,398	6.6%	7.9%	2017	32,925,937	420,944	1.3%	1,518,413	4.6%	5.9%
2018	34,716,742	433,572	1.2%	2,968,523	8.6%	9.8%	2018	34,716,742	433,572	1.2%	2,021,378	5.8%	7.1%
2019	36,565,947	446,579	1.2%	3,792,609	10.4%	11.6%	2019	36,565,947	446,579	1.2%	2,543,261	7.0%	8.2%
2020	38,461,557	459,977	1.2%	4,634,839	12.1%	13.2%	2020	38,461,557	459,977	1.2%	3,076,635	8.0%	9.2%
2021	40,404,782	473,776	1.2%	5,495,575	13.6%	14.8%	2021	40,404,782	473,776	1.2%	3,621,729	9.0%	10.1%
2022	42,295,617	487,989	1.2%	6,292,413	14.9%	16.0%	2022	42,295,617	487,989	1.2%	4,101,371	9.7%	10.9%
2023	44,234,564	502,629	1.1%	7,106,479	16.1%	17.2%	2023	44,234,564	502,629	1.1%	4,591,355	10.4%	11.5%
2024	46,185,847	517,708	1.1%	7,912,930	17.1%	18.3%	2024	46,185,847	517,708	1.1%	5,077,258	11.0%	12.1%
2025	48,187,076	533,239	1.1%	8,736,565	18.1%	19.2%	2025	48,187,076	533,239	1.1%	5,573,492	11.6%	12.7%
2026	50,014,960	549,236	1.1%	9,405,856	18.8%	19.9%	2026	50,014,960	549,236	1.1%	5,980,426	12.0%	13.1%
2027	51,825,756	565,714	1.1%	10,023,303	19.3%	20.4%	2027	51,825,756	565,714	1.1%	6,351,800	12.3%	13.3%
2028	53,294,561	582,685	1.1%	10,262,957	19.3%	20.4%	2028	53,294,561	582,685	1.1%	6,503,975	12.2%	13.3%
2029	54,805,034	48,604	0.1%	10,507,405	19.2%	19.3%	2029	54,805,034	48,604	0.1%	6,659,193	12.2%	12.2%
2030	56,308,314	0	0.0%	10,756,741	19.1%	19.1%	2030	56,308,314	0	0.0%	6,817,515	12.1%	12.1%
2031	57,904,261	0	0.0%	11,011,064	19.0%	19.0%	2031	57,904,261	0	0.0%	6,979,004	12.1%	12.1%
2032	59,545,543	0	0.0%	11,270,474	18.9%	18.9%	2032	59,545,543	0	0.0%	7,143,723	12.0%	12.0%
2033	61,233,470	0	0.0%	11,535,072	18.8%	18.8%	2033	61,233,470	0	0.0%	7,311,736	11.9%	11.9%
2034	62,969,388	0	0.0%	11,804,961	18.7%	18.7%	2034	62,969,388	0	0.0%	7,483,109	11.9%	11.9%
2035	64,754,686	0	0.0%	12,080,249	18.7%	18.7%	2035	64,754,686	0	0.0%	7,657,909	11.8%	11.8%
2036	66,590,789	0	0.0%	12,361,042	18.6%	18.6%	2036	66,590,789	0	0.0%	7,836,206	11.8%	11.8%
2037	68,479,167	0	0.0%	12,647,452	18.5%	18.5%	2037	68,479,167	0	0.0%	8,018,069	11.7%	11.7%

*Assumes 3% annual tax capacity growth, and is based on gross tax capacity before TIF District reduction