

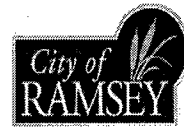
Use or Planned Use of Revenues

If the proposed special law will allow the district to collect additional increment or if the proposed special law authorizes additional spending not permitted by general law, list the planned use of the additional monies by the following categories:



Redevelopment TIF - Project Costs
 Ramsey Town Center - Ramsey, MN

		Total Spending by Funding Source				
Item	Description	TIF Revenue	Private Sources	Non-TIF Local Funds	Other Sources	Total
Northstar Station						
	Platform, Station, and Esmts	6,000,000			7,700,000	13,700,000
Structured Parking						
	Ramp B	8,000,000				8,000,000
	Ramp C	6,000,000				6,000,000
Pedestrian Overpass						
	Ramp A to Station	800,000				800,000
	Station to Regional Park	620,000			2,480,000	3,100,000
Roadway Improvements						
	Development and offsite	12,000,000		2,472,630	4,400,000	18,872,630
	Armstrong Overpass	5,000,000		5,000,000	40,000,000	50,000,000
	R/W Acquisition	2,000,000				2,000,000
Site Acquisition						
	Diamonds	1,000,000				1,000,000
	Church	1,000,000				1,000,000
	Pearson Easements	500,000				500,000
Infrastructure						
	Pearson Utilities	4,500,000				4,500,000
	Summerset Meadows	2,298,000				2,298,000
Private Construction						
	Public Roadways	2,000,000				2,000,000
	Incentives	5,000,000				5,000,000
	Development/Re-Development		364,450,895			364,450,895
Subtotal		66,718,000	364,450,895	7,472,630	54,580,000	483,221,625
	Finance Costs	0.02				1,134,360
	Cap'd Interest	0.04 2 yrs				4,537,440
	Administration	0.1				5,671,800
GRAND TOTAL		68,061,600				



Redevelopment TIF - TIF Capacity

Ramsey Town Center - Ramsey, MN

Item	Description	Acreage	Valuation	Tax/Annually
Retail/Commercial Districts				
	RTC Retail	69.23	65,765,233	1,644,131
Mixed-Use District				
	Ramp B	16.78	31,879,653	796,991
Business District				
	Ramp to Station	38.81	36,870,032	921,751
Housing Districts				
	Development and offsite	40.02	70,383,974	985,376
Redevelopment Districts				
	Total Redevelopment Parcels	221.60	159,552,000	3,988,800
Subtotal				
		386.44	364,450,892	8,337,049

TIF Capacity Calculations	
Duration (years)	25
Buildout Factor (rate)	0.5
Percentage of Capacity	1
Basis for increment	0.8
TIF Capacity (present value)	\$83,370,486