

## Cost/Benefit: Annual Cash Flow

	Concept 1 One Data Center User	Concept 2 Two Data Center Users	Concept 3 Sing. Fam. Resd. Devel.
<b>VALUATION (market value)</b>			
Data Center Building(s):			Single Family Homes
Square Feet	\$ 190,000.00	\$ 180,000.00	Average Valuation of Land \$ 30,000.00
Valuation (per sq ft)	\$ 120.00	\$ 120.00	Average Valuation of Homes \$ 153,153.00
Total Building Valuation	\$ 22,800,000.00	\$ 21,600,000.00	Average Valuation, before MVE \$ 183,153.00
			(Market Value Exclusion) \$ (20,750.00)
Land:			Average Valuation, after MVE \$ 162,403.00
Northern Parcel	\$ 810,300.00	\$ 810,300.00	
Southern Parcel	\$ 540,000.00	\$ 540,000.00	Number of available lots 47.00
Total Land Valuation	\$ 1,350,300.00	\$ 1,350,300.00	
<b>VALUATION (market value)</b>	<b>\$ 24,150,300.00</b>	<b>\$ 22,950,300.00</b>	<b>VALUATION (market value) \$ 7,632,941.00</b>
<b>REVENUE (taxes/city only)</b>			
Tax Capacity Rate (commercial)			Tax Capacity Rate (residential) 1.00%
First \$150,000	1.50%	1.50%	
Sub total	\$ 2,250.00	\$ 2,250.00	
After \$150,000	2.00%	2.00%	
Sub total	\$ 480,006.00	\$ 456,006.00	
Total Tax Capacity	\$ 482,256.00	\$ 458,256.00	Total Tax Capacity \$ 76,329.41
<b>TOTAL TAXES</b>	<b>\$ 968,336.00</b>	<b>\$ 920,150.00</b>	<b>TOTAL TAXES \$ 92,013.00</b>
Fiscal Disparities*	\$ 306,816.00	\$ 291,547.00	
Local (City/County/School)	\$ 340,390.00	\$ 323,450.00	
Other (State/Mkt. Val. Ref./etc.)	\$ 321,130.00	\$ 305,153.00	
			City Taxes (44.19%) \$ 33,729.97
City Taxes (share of 'Local')	\$ 124,807.40	\$ 118,596.18	
<b>REVENUE (City Taxes Only)</b>	<b>\$ 124,807.40</b>	<b>\$ 118,596.18</b>	<b>REVENUE (City Taxes Only) \$ 33,729.97</b>
<b>EXPENSES (&gt; residential development)</b>			
Operating Expenses	\$ -	\$ -	<b>EXPENSES (&gt; commercial development)</b>
	\$ -	\$ -	Operating Expenses
	\$ -	\$ -	Snow Removal \$ 1,000.00
	\$ -	\$ -	Street Sweeping \$ 383.00
	\$ -	\$ -	Seal Coating (\$10,600/12yr) \$ 883.00
	\$ -	\$ -	Future Overlay (\$64,000/20yr) \$ 3,200.00
	\$ -	\$ -	Annual Operating Expenses \$ 5,466.00
Increased Demand for Services (> residential development)			Increased Demand for Services (> commercial development)
Police	\$ -	\$ -	Police NA, likely higher
Fire	\$ -	\$ -	Fire NA, likely higher
Other	\$ -	\$ -	Other NA, likely higher
	\$ -	\$ -	Services Subtotal NA, likely higher
<b>EXPENSES (&gt; residential development)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>EXPENSES (&gt; commercial development) \$ 5,466.00</b>
<b>NET ANNUAL CASH FLOW (City)</b>	<b>\$ 124,807.40</b>	<b>\$ 118,596.18</b>	<b>NET ANNUAL CASH FLOW (City) \$ 28,263.97</b>

### Fiscal Disparities

Commercial & Industrial taxes are effected by a program known as "fiscal disparities." This program takes a portion of taxes collected from each property in the metro (about 40%), and places them into one pot. Then, said monies are redistributed by the State based on a complex formula. Ramsey typically is a beneficiary of this program. Meaning, the amount of money that is taken away from the City through fiscal disparities is returned (with additional monies).

When issuing debt, cities are not allowed to include fiscal disparities as a revenue source for debt repayment; as the amount annually received is undetermined from year to year and is not controlled by the City.

## Cost/Benefit: Land

	Concept 1 One Data Center User	Concept 2 Two Data Center Users	Concept 3 Sing. Fam. Resd. Devel.
<b>Land Proceeds</b>			
Land Value	\$ 1,275,000.00	\$ 1,275,000.00	\$ 650,000.00
Expected Sale Price	\$ -	\$ -	\$ 650,000.00
<b>Total Land Proceeds</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 650,000.00</b>
<b>Expenses</b>			
Business Subsidy, Land Write Down			Business Subsidy, Land Write Down
Total Value of Subsidy	\$ 1,000,000.00	\$ 1,000,000.00	Total Value of Subsidy \$ -
Annual Pay Back Capacity	\$ 124,807.40	\$ 118,596.18	Annual Pay Back Capacity \$ -
Pay Back Period (years)	<b>8.01</b>	<b>8.43</b>	Pay Back Period (years) \$ -