



Mr. Kurt Ulrich  
City of Ramsey  
7550 Sunwood Drive Northwest  
Ramsey, MN 55303

May 5, 2013

RE: Proposal for Services for TIF District #14 Analysis – The COR

Dear Kurt:

Thank you for the opportunity to submit a proposal in regards to the above referenced project. Following is the scope of services anticipated for this project:

1. Prepare TIF basics presentation for the City Council/HRA and attend work session to overview. This is being completed to provide new members (and existing) the background needed to understand tax increment and to set the stage for discussions regarding possible decertification of various parcels within the district, the fiscal disparities election options and available tax increment to pay existing and future obligations.
2. One meeting with City staff to determine development areas within the COR and identify correlating PID numbers. In addition, determine likely development scenarios for undeveloped land within the COR and timing of developments.
3. Prepare TIF model for 331 parcels in the district and place them into development areas that correspond to existing obligations/developments and future obligations.
4. Prepare TIF projections for each development area/scenario to determine:
  - a. TIF available through the term of the district to repay the City/HRA for their investment in the land and public improvements to date
  - b. TIF available for any future public improvements in the TIF district
  - c. TIF available for Residence at the COR bond and pay-as-you-go obligations; and
  - d. TIF available for any future third party obligations (amount of TIF that is not needed to pay for existing or future City/HRA obligations).
5. Attend meeting with City Council/HRA to overview findings and facilitate discussion on options.

We propose a not to exceed fee of \$5,000 for the work to be completed. I will be responsible for the majority of the work involved. Shelly Eldridge in our office will serve as the secondary contact on the project and will be involved in completing the TIF analysis and TIF basics presentation.

I look forward to the opportunity of working with you and your staff on this project. Please contact me at 651-697-8506 with any questions.

Sincerely,

Stacie Kvilvang

cc: Diana Lund – Finance Director