

Cost/Benefit: Annual Cash Flow

	Concept 1 <i>One Data Center User</i>		Concept 2 <i>Two Data Center Users</i>		Concept 3 <i>Sing. Fam. Resd. Devel.</i>	
VALUATION (market value)						
Data Center Building(s):						
Square Feet	\$	190,000.00	\$	180,000.00		
Valuation (per sq ft)	\$	120.00	\$	120.00	\$	30,000.00
Total Building Valuation	\$	22,800,000.00	\$	21,600,000.00	\$	153,153.00
Average Valuation, before MVE					\$	183,153.00
(Market Value Exclusion)					\$	(20,750.00)
Average Valuation, after MVE					\$	162,403.00
Land:						
Northern Parcel	\$	810,300.00	\$	810,300.00		
Southern Parcel	\$	540,000.00	\$	540,000.00		
Total Land Valuation	\$	1,350,300.00	\$	1,350,300.00		
VALUATION (market value)	\$	24,150,300.00	\$	22,950,300.00	\$	7,632,941.00
REVENUE (taxes/city only)						
Tax Capacity Rate (commercial)						1.00%
First \$150,000		1.50%		1.50%		
Sub total	\$	2,250.00	\$	2,250.00	\$	76,329.41
After \$150,000		2.00%		2.00%		
Sub total	\$	480,006.00	\$	456,006.00		
Total Tax Capacity	\$	482,256.00	\$	458,256.00		
Tax Rate (Ramsey Only)		44.19%		44.19%		44.19%
NOTE: Estimate Does Not Include:						
Anoka County		45.45%		45.45%		45.45%
Anoka Hennipen ISD 11		26.75%		26.75%		26.75%
Special Taxing Districts		4.15%		4.15%		4.15%
Minnesota		53.00%		53.00%		53.00%
Fiscal Disparaties (bottom of page*)		NA		NA		NA
Estimated Total Tax Revenue	\$836,907.06		\$795,257.46		\$92,013.58	
REVENUE (taxes/city only)	\$	213,108.93	\$	202,503.33	\$	33,729.97
EXPENSES (> residential development)						
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)						
Police	\$	-	\$	-		NA, likely higher
Fire	\$	-	\$	-		NA, likely higher
Other	\$	-	\$	-		NA, likely higher
Services Subtotal	\$	-	\$	-		NA, likely higher
EXPENSES (> residential development)	\$	-	\$	-	\$	5,466.00
NET ANNUAL CASH FLOW (City)	\$	213,108.93	\$	202,503.33	\$	28,263.97

*Important Note: 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, 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. Therefore, the revenue number listed in the above estimate can change, depending on how the fiscal disparity number comes out. However, it is very likely Ramsey would receive the provided tax revenue number.

Cost/Benefit: Land

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Land Proceeds						
Land Value	\$	1,275,000.00	\$	1,275,000.00	\$	650,000.00
Expected Sale Price	\$	-	\$	-	\$	650,000.00
Total Land Proceeds	\$	-	\$	-	\$	650,000.00
Expenses						
Business Subsidy, Land Write Down						
Total Value of Subsidy	\$	1,275,000.00	\$	1,275,000.00	\$	-
Annual Pay Back Capacity	\$	213,108.93	\$	202,503.33	\$	-
Pay Back Period (years)		5.98		6.30	\$	-

**Given the state of the market, it would be challenging to sell this property for a residential development. If the City could, it is very likely a developer would take the land down in portions (not all at once). Lastly, it is likely the City would not get an offer at the appraised value of this property.