

Certified 11-28-11 so qualifying activity must happen by 11-28-15

Area	Use	Units or Sq/Ft	Average	Development Valuation	AUAR Areas	Start of Construction	Meets 4 Year Rule/Knockdown	Can be reinstated When Development Commences	# of Years of TIF	PV of TIF	FV of TIF	
1	Big Box	136,000	19.43	\$ 20,825,000	15 and 16	4 years	Yes	N/A	22	\$ 5,054,784	\$ 8,278,700	
	Retail	95,000				4 years	Yes	N/A				
2	Retail	19,200	12.13	\$ 7,429,148	13 and 14	5 Years	Yes	N/A	26	\$ 841,574	\$ 1,618,993	
	Retail	16,664				5 Years	Yes	N/A				
	McDonalds	5,000				2 Years	Yes	N/A				
	Retail	10,628				5 Years	Yes	N/A				
	SA	4,800				1 Year	Yes	N/A				
3	Coborns		8.92	\$ 9,322,100	1	Complete	Yes	N/A	23	\$ 201,306	\$ 328,743	
	Retail	7,300	0.46			3 Years	Yes	N/A				
	ROW	n/a	0.11			Complete	Yes	N/A				
4	Restaurant	5,000	12.86	\$ 975,000	17 b,c,d	8 Years	No	Yes	18	\$ 114,843	\$ 172,130	
	Park	n/a				Complete	Yes	N/A - Exempt				
5	Storm Pond	n/a		14,499,000	17 a, 12, 11b,c	Complete	Yes	N/A - Exempt	19	\$ 1,882,723	\$ 2,871,432	
	Office	31,700					No	Yes				
	Apartments	76					No	Yes				
	Retail	17,000					No	Yes				
	Restaurant	12,000					8 Years	No				Yes
	Community Center	160,000					10 Years	No				Yes
6	City Hall	n/a	0.93	\$ 22,080,000	3	Complete	Yes	N/A - Exempt	25	\$ 2,873,557	\$ 6,270,293	
	Parking Ramp	n/a	1.8			Complete	Yes	N/A - Exempt				
	COR Apt	230	3.02			Complete	Yes	N/A				
	City Hall	n/a	1.87			Complete	Yes	N/A - Exempt				
7	Retail	5,248		\$ 14,893,592	2	5 Years	No	Yes	21	\$ 2,858,028	\$ 4,554,935	
	Retail	39,000				5 Years	No	Yes				
	Daycare	10,320				5 Years	No	Yes				
	Sr. Apts	84				5 Years	No	Yes				
7A	Town Homes	48		\$ 10,100,800	18 c, d	5 Years	No	Yes	21	\$ 1,182,446	\$ 1,897,668	
	Town Homes	32				6 Years	No	Yes				
8	Apt	80	3.38	\$ 14,900,000	18 a, b	4 years	No	Yes	22	\$ 2,306,406	\$ 3,784,190	
	Apt	69				5 years	No	Yes				
9	Apt	118	4.05	\$ 29,855,400	11 a,b,e,f	5 years	No	Yes	21	\$ 4,673,068	\$ 7,658,573	
	Retail	17,000					5 years	No				Yes
	Apt	26					7 Years	No				Yes
	Office	11,000					7 Years	No				Yes
	Office	5,900					10 Years	No				Yes
	Retail	11,800					10 Years	No				Yes
	Apt	44					10 Years	No				Yes
	Retail	11,800					10 Years	No				Yes
	Office	5,900					10 Years	No				Yes
	Apt	44					10 Years	No				Yes
10	Park Shelter	n/a	n/a	\$ 54,343,800	9 -a, c,b and 10 - a, b, c	Complete	No	N/A - Exempt	19	\$ 7,284,989	\$ 11,470,148	
	Future Road	n/a	n/a				No	Yes				
	apt	95				7 Years	No	Yes				
	apt	200				8 Years	No	Yes				
	Office	8,400				7 Years	No	Yes				
	apt	20				7 Years	No	Yes				
	Office	8,400				7 Years	No	Yes				
	Retail	4,200				7 Years	No	Yes				
	apt	30				7 Years	No	Yes				
	apt	90				7 Years	No	Yes				
11	Office	11,500	4.03	\$ 16,513,750	10 - d,e,f,g,h,i	10 Years	No	Yes	16	\$ 2,183,342	\$ 3,331,382	
	Retail	11,500					10 Years	No				Yes
	Office	8,500					10 Years	No				Yes
	Retail	4,250					10 Years	No				Yes
	Office	11,900					10 Years	No				Yes
	retail	8,500					10 Years	No				Yes
	Apts	14					10 Years	No				Yes
	Retail	7,600					10 Years	No				Yes
	Office	7,600					10 Years	No				Yes
	Apts	36					10 Years	No				Yes
	Retail	6,300					10 Years	No				Yes
	Retail	6,100					10 Years	No				Yes
	Office	6,100					10 Years	No				Yes
Apts	26		10 Years	No	Yes							
12	Office/ Falls Rest	50,000	3.15	\$ 4,000,000	9 d,e,f	Complete	No	No	26	\$ 137,094	\$ 235,348	
13	VA Clinic	50,092		\$ 18,169,575	4a-d	Complete	TBD		18	\$ 1,442,235	\$ 2,219,681	
	Restaurant	9,037				8 Years	No	Yes				
	Hotel	60				10 Years	No	Yes				
	Office	110,000				10 Years	No	Yes				
14	Town Homes	28		\$ 6,065,920	20b, c	10 Years	No	Yes	21	\$ 524,133	\$ 873,766	
	Single- Family	14				5 Years	No	Yes				
15	Town Homes	77	4.30	\$ 9,722,020	21a	10 Years	No	Yes	16	\$ 922,648	\$ 1,363,189	
16	Office	40,000		\$ 3,200,000	8 b, c	Complete	No	No	26	\$ (227,881)	\$ (391,200)	
17	Mortuary	17,598		\$ 18,638,790	5a, b and 6 a, b, c, d	Complete	No	N/A - Exempt	24	\$ 1,834,279	\$ 3,389,511	
	Office	93,871				8 Years	No	Yes				
	Office	44,827				10 Years	No	Yes				
	retail	13,070				2 Years	Yes	N/A				
	Office	17,987				3 Years	No	Yes				
	Office	17,987				3 Years	No	Yes				
18	Charter School			\$ 3,149,600	7	Complete	No	N/A - Exempt	26	\$ 627,137	\$ 1,076,599	
	Allina					Complete	No	No				
	COR ROW/Signage?	N/A				Complete	No	N/A - Exempt				
	Northgate Church					Complete	Yes	N/A - Exempt				
TOTAL				\$ 275,533,895	N/A	N/A	N/A	N/A	\$ 36,716,712	\$ 61,004,079		