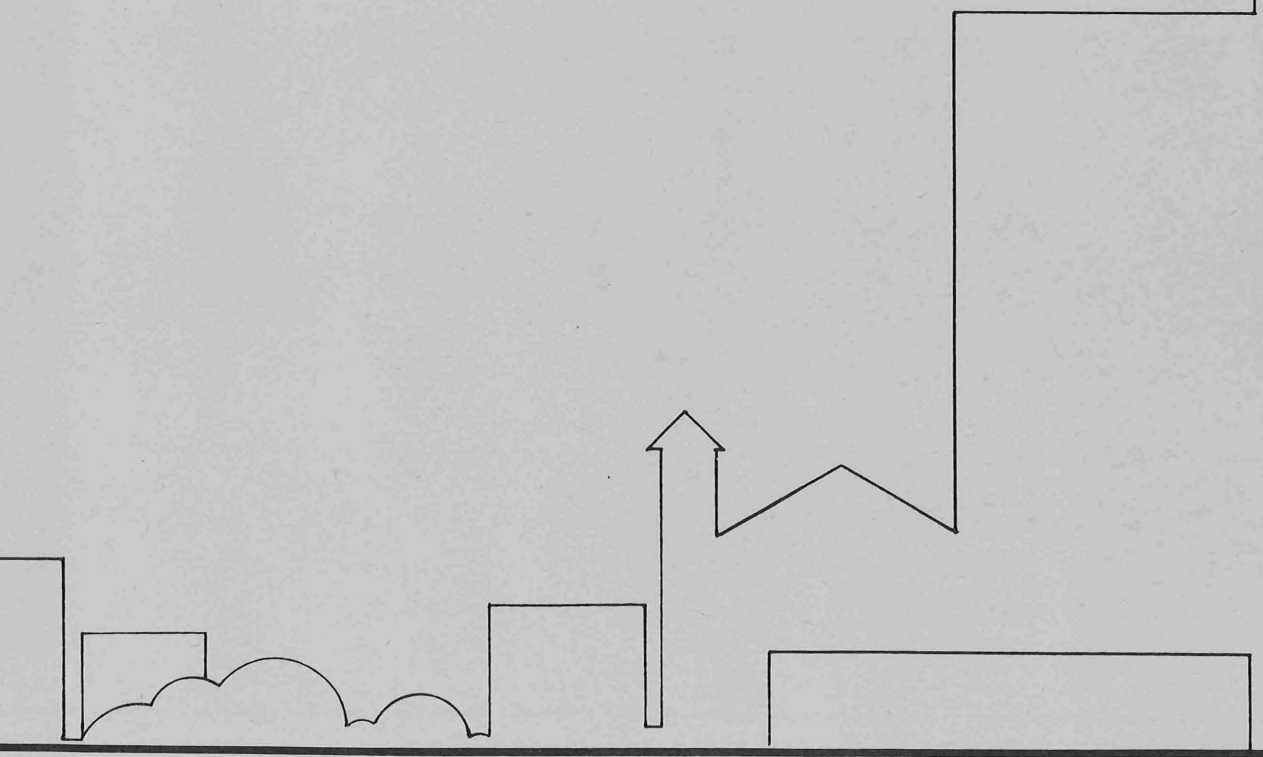
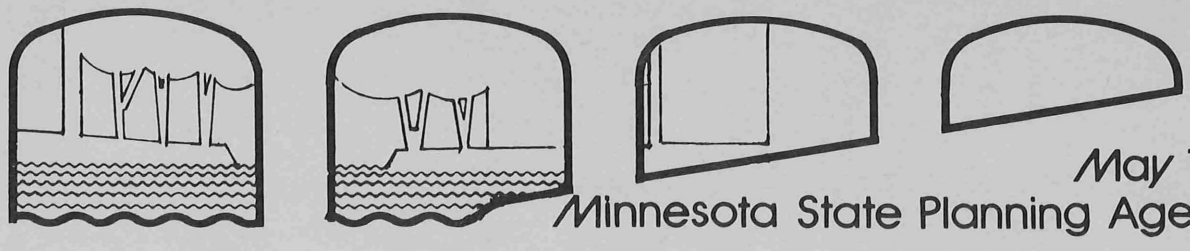
TAX INCREMENT FINANCE DISTRICTS IN MINNESOTA

1983 Financial Disclosures





May 1985

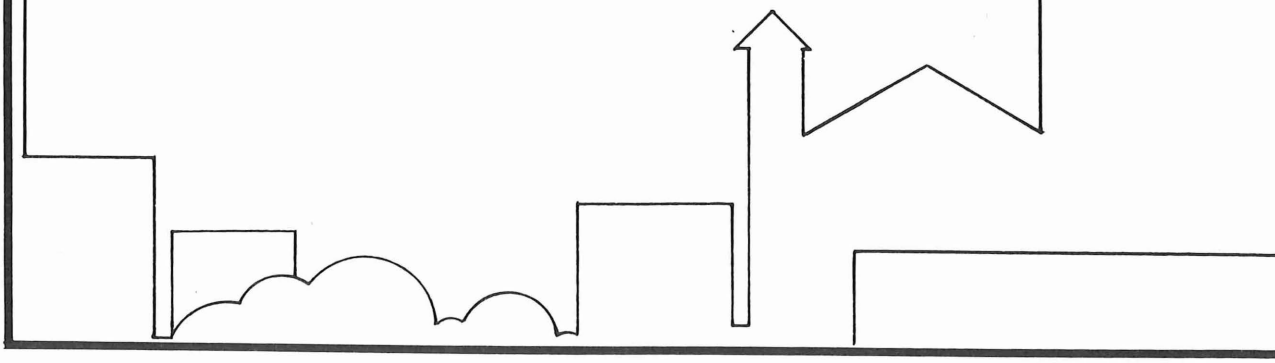
Minnesota State Planning Agency

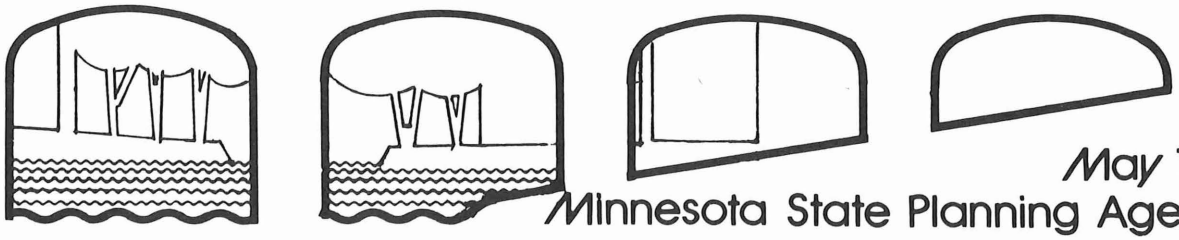
TAX INCREMENT FINANCE DISTRICTS IN MINNESOTA

1983 Financial Disclosures

Produced by

MINNESOTA STATE PLANNING AGENCY
Intergovernmental Affairs Division
Planning Information Center





May 1985
Minnesota State Planning Agency

PREFACE

This report displays tax increment finance district data reported by Minnesota cities to the Department of Energy and Economic Development in accordance with Minnesota Statutes, Chapter 273.74, Subd. 5. The data tables in the report are generated from a computer data base developed and maintained by the Planning Information Center (PIC) of the State Planning Agency.

The report was produced jointly by the PIC and the Intergovernmental Affairs Division of the Planning Agency. The PIC automated the data from disclosure reports received by the Department of Energy and Economic Development, and generated the data tables. The Intergovernmental Affairs Division analyzed the data and prepared the report narrative.

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Appendix: 1983 Disclosure Report Form

INTRODUCTION

DATA COLLECTION

All local authorities managing tax increment finance districts are required by law to file disclosure reports with the Commissioner of the Department of Energy and Economic Development (DEED) by July 1 of each year. The disclosure report must contain the following information: the amount and source of the revenue in the tax increment account; the amount and purpose of expenditures; the amount of any pledge of revenues, including principal and interest on outstanding bonded indebtness; the original and current assessed value of the district; the captured value retained by the district and the captured value shared with other taxing jurisdictions, and the tax increment received from the captured assessed value. A copy of the form used by DEED to collect this information is included in the Appendix.

Disclosure reports have been collected annually by DEED since 1980. For years prior to 1983, many of the reports submitted by local governments did not include detailed information, and no reports were received by DEED for many tax increment districts.

This publicaton uses data for 1983 only; data for previous years was determined too incomplete for the purposes of this report. The 1983 reports (received in 1984) include data on 246 districts in 113 cities. Some cities believed to have had active tax increment districts in 1983 did not submit reports. Thus, the reader should keep in mind that aggregate data in this report understate the statewide level of tax increment activity by an unknown amount.

COMPUTER ENTRY AND REPORT GENERATION

The Intergovernmental Affairs Division contracted with the PIC for automation of the disclosure report data. PIC entered the data in a relational data base manager (INFO9) for storage on its PRIME computer. The data base manager allows the data to be aggregated and displayed in any format which uses the individual figures from the disclosure reports.

For purposes of this publication, all disclosure reports received by DEED pursuant to the July, 1984 deadline are attributed to calendar year 1983. This reflects the fact that most implementing agencies are believed to operate on January to December fiscal years. However, some local implementing authorities have fiscal years with other beginnning and ending dates. Consequently, some data may be for fiscal years ending between January 1 and June 30 of 1984.

Items left blank on the disclosure reports were entered into the computer data base as '0' values. For this reason, the reader is cautioned that an entry of "$0.00" in any of the data tables may not represent a true zero value, but may reflect a non-response.

Throughout this publication, captured assessed value data refers to captured values retained by the district. In some districts, a portion of the captured assessed value is shared with other local taxing jurisdictions such as the county or school district. For this reason, the captured assessed value data may be less than the amount obtained by subtracting original value from current value.

ADDITIONAL INFORMATION

PIC expects to update the tax increment finance data base each year. As additional data is entered in the data base, PIC will be able to generate customized products on a fee for service basis for private and public clients. Examples of potential applications include computerized mapping by school district or zip code and special formatting of data.

Comments on this publication or requests for customized data analysis should be sent to:

PLANNING INFORMATION CENTER
State Planning Agency
LL65 Metro Square Building
Seventh and Robert Streets
St. Paul, Mn. 55101
(612) 296-1211

THE MINNESOTA TAX INCREMENT FINANCING LAW

The Tax Increment Financing Act of 1979 (Minnesota Statutes, Chapter 273) enables Minnesota local governments to use their property tax powers to underwrite the costs of a variety of private development projects. Tax increment financing, originally authorized in 1947, empowers local governments to issue bonds for the public costs of development projects within designated tax increment districts. The bonds are secured by anticipated increases in property tax revenues from property in the districts.

As federal assistance for urban renewal and community development has declined, tax increment financing has grown in popularity as a locally-controlled tool for promoting both redevelopment and new development. Public financial support of private development reflects the reality that redevelopment of deteriorated or underdeveloped properties is in the public interest, and is often not feasible without a public contribution.

> ...the private developer can only be expected to undertake those projects that will offer a reasonable profit. His motives cannot be solely city betterment or social concern. Furthermore, it is not just a matter of clearing individual blighted buildings to make way for new ones. The problem in most cases is that building lots are too small, the platting pattern obsolete, the streets and utilities inadequate, and the neighborhood in general is simply not conducive to private investment.[1]

Tax increment financing, like federal community development assistance programs, enables local governments to compensate private developers for the public benefits associated with development. The important difference between tax increment financing and federal grant programs is the element of local control.

Authorities

The Act authorizes tax increment financing by five types of authorities:

* Housing and Redevelopment Authorities (Chapter 462)

* Rural Development Finance Authorities (Chapter 362A)

[1] Alfred P. VanHuyck and Jack Hornung, The Citizen's Guide to Urban Renewal (West Trenton, N. J.: Chandler-Davis Publishing Company, 1962), p. 13.

* Port Authorities (Chapter 458)

* Municipalities (Chapter 472A)

* Municipalities or other Redevelopment Agencies (Chapter 474).

Types of Tax Increment Districts

A tax increment district is a parcel or set of parcels designated within a larger redevelopment area. Each redevelopment or project area can have more than one tax increment district. Three types of districts, each with different requirements, are authorized by the Act.

Redevelopment Districts. Redevelopment districts are areas of extensive deteriorated or underutilized property.[2] Properties in the district must meet one of five qualifications:

a) at least 70 percent of the parcels are developed, and at least 50 percent of the buildings are structurally substandard to the extent of requiring renovation or clearance.

b) at least 70 percent of the parcels are developed and at least 20 percent of the buildings are structurally substandard, with another 30 percent requiring renovation or clearance to eliminate inadequate street layout, incompatible land uses, overcrowding, obsolecence, or other hazards to public health, safety and general welfare.

c) less than 70 percent of the parcels are developed, but, due to physical characteristics, at least 80 percent of the land has a fair market value which, when added to the estimated cost of site preparation, exceeds its anticipated fair market value after development.

d) The property consists of underutilized air rights over a public street, highway or right-of-way.

e) The property consists of vacant, unused, underused, inappropriately used or infrequently used railyards, rail storage facilities or excessive or vacated railroad rights-of-way.

Housing Districts. A housing district includes properties intended for low- or moderate-income housing as defined by federal, state, or municipal legislation.

[2] The following definitions paraphrase the statuatory language found at Minnesota Statutes, 1984, Ch. 273.73, subd. 10-12. The reader should consult the statutes for exact legal definitions.

Economic Development Districts. Areas not meeting the requirements for redevelopment or housing districts can qualify as economic development districts if the local authority determines that the district will:

a) discourge the loss of commerce, industry or manufacturing to another state, or

b) increase employment in the community, or

c) preserve or enhance the municipality's tax base.

Redevelopment and housing districts may be created for periods up to 25 years. Economic development districts are limited to eight years duration. Districts created before the 1979 amendments to the law may extend for 30 years.

Captured Value

Tax increment financing allows the local government to "capture" development-induced property taxes to pay off bonds issued to finance public development costs. The "captured assessed value" is the difference between a property's current value and the value of the property at the time the tax increment district was created. A "tax increment" is generated when the property tax mill rate is applied to the captured assessed value. For example, if property in a district had an original assessed value of $100,000, a value of $200,000 after development, and was taxed at 100 mills, the tax increment would be $10,000.

$200,000	current value
- 100,000	original value
$100,000	captured value
x .100	mill rate (100 mills)
$ 10,000	tax increment

Taxes generated by the application of the mill rate against the original $100,000 in assessed value would continue to be collected and distributed to the county, city, school district and other local taxing jurisdictions. Generally, tax increments can be used only to retire tax increment bonds or for other eligible purposes identified in the tax increment financing plan. Excess increments can be used to prepay outstanding bonds, to fund an escrow account dedicated to future bond payments, or can be returned to the county auditor for distribution to other local taxing jurisdictions in which the district is located. Tax increment data in this report reflects only the amount retained by the city for bond repayment or other uses in the district.

DISCUSSION OF DATA TABLES

Tables 1 through 5 display data for 246 tax increment districts in 113 cities filing reports for 1983.

Table 1 summarizes assessed value, tax increment, and bonded debt data by region and project type. Redevelopment districts accounted for roughly half the reported districts:

redevelopment districts	120 in 69 cities
housing districts	38 in 28 cities
economic development districts	51 in 28 cities
category unknown	37 in 17 cities

Redevelopment districts accounted for two-thirds of original assessed value and nearly 60 percent of captured value and tax increments statewide (including unclassified districts). Economic development districts accounted for about 15 percent of captured value and tax increments, while housing districts accounted for only three to four percent. (Note: unclassified districts accounted for 15 percent of original value and over 22 percent of captured value and tax increments).

Even though economic development districts accounted for only about 15 percent of captured values and tax increments, they accounted for 23 percent of debt outstanding. Forty-one percent of bonded debt outstanding was attributable to redevelopment districts, with less than three percent attributable to housing districts. (Note: unclassified districts accounted for 34 percent of outstanding bonded debt).

Seventy percent of the participating cities and over 60 percent of the districts were outside the seven-county Twin Cities metropolitan area. However, in dollar terms, metropolitan area districts dominated. Over 70 percent of original assessed value, and around 85 percent of captured value and tax increments were accounted for by 96 metropolitan area districts. These overall ratios hold for redevelopment and housing districts. However, in the case of economic development districts, nonmetropolitan area cities accounted for two-thirds and around 40 percent of captured value and tax increments. Metropolitan area cities accounted for 87 percent of all tax increment debt outstanding.

Table 2 lists the captured assessed values, the tax increments received and the number of districts in each reporting city. Sixty-one cities reported one district each. Twenty-seven cities reported two districts each. The remaining 25 cities reported three or more districts.

As a group, these 25 cities accounted for 133 of the 246 districts for which reports were received. Cities reporting five or more districts included:

Minneapolis	27
Mankato	11
Waseca	7
Coon Rapids	6
Duluth	6
Red Lake Falls	6
Winona	6
Luverne	5
Northfield	5
St. Paul	5

Table 3 lists total captured assessed values, tax increments and the number of tax increment districts by county. Twelve counties each reported seven or more districts in 1983, and together accounted for 150 of the 246 total reported districts statewide. Hennepin, Anoka and Blue Earth Counties had the most districts.

County	Districts	captured assessed value	tax increments
		($ thousands)	
Hennepin	54	$304,688	$25,540
Anoka	15	6,697	371
Blue Earth	15	11,222	841
Ramsey	8	63,047	4,861
Waseca	8	794	34
Wright	8	3,493	414
Carver	7	10,466	776
Goodhue	7	6,857	510
St. Louis	7	14,670	1,835
Scott	7	9,781	1,029
Stearns	7	4,290	159
Winona	7	1,316	165

Table 4 lists all districts for which reports were received by type of district: economic development, redevelopment and housing. Within each category, districts are listed by city. Original assessed value, current value, captured value and tax increments received are reported for each district.

Table 5 lists all districts for which reports were received by city, and includes debt outstanding. For most cities, the debt outstanding data is for the close of 1983.

DATA TABLES

Table 1: Tax Increment Financing Districts, Assessed Valuation and Tax Increments, by Region and Type of District, 1983

Table 2: Captured Assessed Values, Tax Increments Received, and Number of Tax Increment Districts, by City, 1983

Table 3: Captured Assessed Values, Tax Increments Received, and Number of Tax Increment Districts, by County, 1983

Table 4: A. Tax Increment District Financial Disclosure Summary, by Type of District, Metropolitan Area Cities, 1983

B. Tax Increment District Financial Disclosure Summary, by Type of District, Nonmetropolitan Area Cities, 1983

Table 5: Outstanding Tax Increment Bonded Debt, by City and District, 1983

TABLE 1

Tax Increment Financing District
Assessed Valuation and Tax Increments
by Region and Type of District
1983

(Number of Cities in Parentheses)

	Metropolitan* Area	Nonmetropolitan* Area	Statewide
Redevelopment Districts	N = 52 (20)	N =68 (49)	N = 120 (69)
original value	$146,133,060	$49,176,776	$195,309,836
current value	387,029,460	88,159,620	475,189,080
captured value	240,763,613	38,026,955	278,790,568
tax increment	20,168,675	3,436,113	23,604,788
bonded debt	179,246,305	31,827,137	211,073,442
Housing Districts	N = 14 (10)	N = 24 (18)	N = 38 (28)
original value	$ 6,796,352	$ 1,727,850	$ 8,524,202
current value	23,678,399	4,370,371	28,048,770
captured value	17,443,613	3,058,090	20,501,703
tax increment	1,020,397	217,509	1,237,907
bonded debt	10,704,182	2,392,389	13,096,571
Economic Development Districts	N = 15 (10)	N = 36 (18)	N = 51 (28)
original value	$ 14,776,636	$ 28,797,208	$ 43,573,844
current value	54,506,379	50,342,026	104,848,405
captured value	39,629,721	24,870,031	64,499,752
tax increment	3,502,616	2,686,101	6,188,717
bonded debt	91,984,956	25,789,246	117,774,202
Other Districts (Category Unknown)	N = 15 (7)	N = 22 (10)	N = 37 (17)
original value	$ 42,729,914	$ 2,765,873	$ 45,495,787
current value	164,347,963	10,363,812	174,711,775
captured value	107,411,305	7,372,584	114,783,889
tax increment	8,494,833	495,778	8,990,611
bonded debt	166,944,721	8,769,162	175,713,883
TOTAL	N = 96 (34)+	N = 150 (79)+	N = 246 (113)+
original value	$210,435,962	$ 82,467,707	$292,903,669
current value	629,562,201	153,235,829	782,798,030
captured value	405,248,252	73,327,660	478,575,912
tax increment	33,186,521	6,835,501	40,022,022
bonded debt	448,880,164	69,777,934	517,658,098

Note: Notes to Table 1 are found on the following page.

Notes to Table 1:

* Metropolitan Area cities include cities in Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington Counties.

+ Each city is counted only once. The grand total is less than the sum of the district categories because some cities have tax increment districts in more than one category.

Data for captured values was taken directly from cities' disclosure reports. While captured value ordinarily equals current value minus original value, discrepancies exist for several individual cities.

Table 2

CAPTURED ASSESSED VALUES, TAX INCREMENTS RECEIVED,
AND NUMBER OF TAX INCREMENT DISTRICTS BY CITY
1983

CITY	CAPTURED ASSESSED VALUE	TAX INCREMENT $'s RECEIVED	NUMBER OF TAX INCREMENT DISTRICTS
Ada	190,126.00	21,415.18	1
Albert Lea	253,658.00	24,927.00	1
Alexandria	32,484.00	0.00	1
Annandale	167,899.00	109,753.35	2
Anoka	1,753,945.00	0.00	1
Apple Valley	73,944.00	0.00	1
Arlington	0.00	0.00	1
Barnum	15,591.00	109.50	1
Benson	1,423,122.00	141,091.00	2
Bird Island	130,072.00	10,379.47	1
Blaine	1,404,050.00	98,101.00	1
Bovey	62,411.00	0.00	1
Breckenridge	237,826.00	21,626.12	3
Brooten	15,800.00	0.00	2
Buffalo	3,089,115.00	292,986.00	2
Byron	169,771.00	0.00	1
Cannon Falls	371,550.00	21,416.00	1
Chanhassen	8,132,239.00	560,393.00	2
Chaska	0.00	130.00	2
Chatfield	105,030.00	0.00	1
Cloquet	178,321.00	0.00	1
Cokato	199,492.00	11,709.92	2
Coon Rapids	531,163.00	0.00	6
Cottonwood	431,602.00	37,924.00	1
Crookston	0.00	66,052.09	1
Deephaven	648,384.00	56,924.00	1
Detroit Lakes	611,586.00	58,190.00	2
Dodge Center	425,999.00	45,965.30	2
Duluth	14,670,190.00	1,834,569.21	6
Eden Prairie	33,927,214.00	3,269,204.00	3
Edina	12,509,408.00	861,275.35	2
Fairmont	88,229.00	0.00	1
Falcon Heights	0.00	0.00	1
Fergus Falls	1,548,295.00	147,939.00	3
Foley	170,188.00	19,176.75	1
Forest Lake	19,092.00	1,077.96	1

Table 2

CAPTURED ASSESSED VALUES, TAX INCREMENTS RECEIVED,
AND NUMBER OF TAX INCREMENT DISTRICTS BY CITY
1983

CITY	CAPTURED ASSESSED VALUE	TAX INCREMENT $'s RECEIVED	NUMBER OF TAX INCREMENT DISTRICTS
Fridley	3,007,930.00	272,563.00	3
Gaylord	339,568.00	28,635.21	1
Glencoe	848,847.00	104,286.75	2
Golden Valley	6,694,653.00	611,370.00	3
Grand Rapids	37,998.00	5,540.00	1
Hastings	1,601,796.00	0.00	1
Hopkins	9,188,226.00	794,935.00	2
Hutchinson	2,918,966.00	321,090.00	1
Inver Grove Heights	5,749,302.00	525,478.00	1
Jackson	445,842.00	48,586.00	2
Kenyon	46,636.00	0.00	1
Lake City	0.00	0.00	1
Lake Crystal	10,331.00	5,124.00	1
Le Sueur	1,062,935.00	57,367.62	1
Litchfield	0.00	0.00	3
Long Lake	898,168.00	93,414.00	2
Long Prairie	82,900.00	0.00	1
Luverne	690,106.00	27,064.44	5
Madelia	339,146.00	7,730.15	2
Madison Lake	32,000.00	0.00	1
Mahtomedi	346,408.00	31,786.00	1
Mankato	11,174,329.00	835,978.92	11
Mapleton	5,864.00	0.00	1
Mendota Heights	1,981,921.00	0.00	1
Milaca	270,540.00	11,442.00	1
Milroy	6,708.00	678.68	1
Minneapolis	203,133,575.00	16,799,630.00	27
Minnetonka	5,238,388.00	204,718.66	3
Montevideo	476,033.00	50,246.00	1
Monticello	36,973.00	0.00	2
Moorhead	3,908,593.00	465,025.84	2
Morris	206,086.00	26,149.50	3
Mountain Iron	0.00	0.00	1
New Brighton	109,929.00	2,722.00	4
New Hope	4,512,964.00	344,059.93	4
Nicollet	0.00	0.00	1

Table 2

CAPTURED ASSESSED VALUES, TAX INCREMENTS RECEIVED,
AND NUMBER OF TAX INCREMENT DISTRICTS BY CITY
1983

CITY	CAPTURED ASSESSED VALUE	TAX INCREMENT $'s RECEIVED	NUMBER OF TAX INCREMENT DISTRICTS
Northfield	527,165.00	53,685.00	5
Ogilvie	3,354.00	117,937.00	1
Olivia	67,373.00	0.00	1
Osakis	2,073.00	0.00	1
Owatonna	1,961,820.00	209,418.78	1
Pelican Rapids	466,416.00	24,572.26	1
Pine Island	415,060.00	15,403.00	1
Plymouth	1,640,156.00	0.00	2
Princeton	2,488,725.00	218,767.00	2
Red Lake Falls	273,186.00	9,763.94	6
Red Wing	5,413,753.00	412,797.96	3
Richfield	9,007,239.00	647,181.00	1
Robbinsdale	5,596,713.00	654,977.00	2
Rochester	2,303,804.00	237,043.00	1
Rosemount	986,105.00	65,176.00	1
Roseville	337,030.00	0.00	2
Rush City	520,424.00	22,053.46	2
Rushford	472,585.00	47,258.00	1
Saint Charles	0.00	0.00	1
Saint Cloud	4,126,873.00	158,724.45	4
Saint Louis Park	11,693,067.00	1,202,727.00	2
Saint Paul	62,710,350.00	4,861,273.00	5
Sandstone	59,605.00	0.00	1
Sartell	147,761.00	0.00	1
Sauk Rapids	1,453,609.00	147,568.00	2
Savage	2,103,474.00	96,260.00	4
Shakopee	7,677,125.00	932,606.00	3
Stewartville	194,251.00	19,107.00	2
Truman	103,768.00	0.00	1
Vernon Center	0.00	0.00	1
Waconia	2,144,223.00	198,539.00	1
Waldorf	0.00	0.00	1
Walnut Grove	10,762.00	899.41	1
Waseca	794,100.00	33,559.40	7
Watertown	189,134.00	16,640.45	2
Watkins	0.00	0.00	1

Table 2

CAPTURED ASSESSED VALUES, TAX INCREMENTS RECEIVED,
AND NUMBER OF TAX INCREMENT DISTRICTS BY CITY
1983

CITY	CAPTURED ASSESSED VALUE	TAX INCREMENT $'s RECEIVED	NUMBER OF TAX INCREMENT DISTRICTS
West Saint Paul	0.00	0.00	1
Willmar	1,840,115.00	0.00	2
Winona	1,316,131.00	165,477.00	6
Winsted	36,798.00	4,276.00	2
Zumbrota	610,257.00	60,375.82	1

SOURCE: Department of Energy and Economic Development,
Community Development Division

Table 3

CAPTURED ASSESSED VALUES, TAX INCREMENTS RECEIVED,
AND NUMBER OF TAX INCREMENT DISTRICTS BY COUNTY
1983

COUNTY	CAPTURED ASSESSED VALUE	TAX INCREMENT $'s RECEIVED	NUMBER OF TAX INCREMENT DISTRICTS
Anoka	6,697,088.00	370,664.00	15
Becker	611,586.00	58,190.00	2
Benton	1,623,797.00	166,744.75	3
Blue Earth	11,222,524.00	841,102.92	15
Carlton	193,912.00	109.50	2
Carver	10,465,596.00	775,702.45	7
Chippewa	476,033.00	50,246.00	1
Chisago	520,424.00	22,053.46	2
Clay	3,908,593.00	465,025.84	2
Dakota	10,393,068.00	590,654.00	6
Dodge	425,999.00	45,965.30	2
Douglas	34,557.00	0.00	2
Fillmore	577,615.00	47,258.00	2
Freeborn	253,658.00	24,927.00	1
Goodhue	6,857,256.00	509,992.78	7
Hennepin	304,688,155.00	25,540,415.94	54
Itasca	100,409.00	5,540.00	2
Jackson	445,842.00	48,586.00	2
Kanabec	3,354.00	117,937.00	1
Kandiyohi	1,840,115.00	0.00	2
Le Sueur	1,062,935.00	57,367.62	1
Lyon	431,602.00	37,924.00	1
McLeod	3,804,611.00	429,652.75	5
Martin	191,997.00	0.00	2
Meeker	0.00	0.00	4
Mille Lacs	2,759,265.00	230,209.00	3
Nicollet	0.00	0.00	1
Norman	190,126.00	21,415.18	1
Olmsted	2,667,826.00	256,150.00	4
Ottertail	2,014,711.00	172,511.26	4
Pine	59,605.00	0.00	1
Polk	0.00	66,052.09	1
Ramsey	63,047,380.00	4,861,273.00	8
Red Lake	273,186.00	9,763.94	6
Redwood	17,470.00	1,578.09	2
Renville	197,445.00	10,379.47	2

Table 3

CAPTURED ASSESSED VALUES, TAX INCREMENTS RECEIVED,
AND NUMBER OF TAX INCREMENT DISTRICTS BY COUNTY
1983

COUNTY	CAPTURED ASSESSED VALUE	TAX INCREMENT $'s RECEIVED	NUMBER OF TAX INCREMENT DISTRICTS
Rice	527,165.00	53,685.00	5
Rock	690,106.00	27,064.44	5
St.Louis	14,670,190.00	1,834,569.21	7
Scott	9,780,599.00	1,028,866.00	7
Sibley	339,568.00	28,635.21	2
Stearns	4,290,434.00	158,724.45	7
Steele	1,961,820.00	209,418.78	1
Stevens	206,086.00	26,149.50	3
Swift	1,423,122.00	141,091.00	2
Todd	82,900.00	0.00	1
Wabasha	0.00	0.00	1
Waseca	794,100.00	33,559.40	8
Washington	365,500.00	32,863.96	2
Watonwan	339,146.00	7,730.15	2
Wilkin	237,826.00	21,626.12	3
Winona	1,316,131.00	165,477.00	7
Wright	3,493,479.00	414,449.27	8

SOURCE: Department of Energy and Economic Development,
Community Development Division

Table 4A

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - METROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Economic	Anoka				
	Bridge Square E TID	931,540.00	2,685,485.00	1,753,945.00	0.00
	Chanhassen				
	Muni Div Dist#1 TIF#2 #1850	862,602.00	3,381,581.00	2,518,979.00	170,858.00
	Coon Rapids				
	Coon Rapids Dev 1-	64,340.00	64,340.00	0.00	0.00
	Edotronics, Et Al 1-	422,583.00	422,583.00	0.00	0.00
	Galaway -dist1-1	13,201.00	266,620.00	253,419.00	0.00
	Medical Clinic Et Al 1-	630,493.00	630,493.00	0.00	0.00
	Eden Prairie				
	Dev Dist1, Tx Inc Dist1-6	5,584,600.00	22,548,207.00	16,963,607.00	1,634,602.00
	Forest Lake				
	Dev Dist#1	53,079.00	72,171.00	19,092.00	1,077.96
	Inver Grove Heights				
	Eco Dev Dist#1 Cenex	88,508.00	5,837,810.00	5,749,302.00	525,478.00
	Minneapolis				
	Broadway/35w 14&25	4,170,586.00	7,911,853.00	3,433,563.00	308,320.00
	Centre Village 59	58,050.00	247,050.00	157,026.00	0.00
	Plymouth				
	Carlson Co Improvements	1,049,801.00	1,146,715.00	1,049,801.00	0.00
	Co Rd 61&Xenium Ln Rd Ext	590,355.00	1,893,941.00	590,355.00	0.00
	Saint Paul				
	Neighbrhd Bus Dev-Hammond Bldg	132,971.00	206,959.00	73,988.00	0.00

Table 4A

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - METROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Economic	Shakopee				
	K-mart	123,927.00	7,190,571.00	7,066,644.00	862,280.00
		$ 14,776,636.00	$ 54,506,379.00	$ 39,629,721.00	$ 3,502,615.96
Housing	Apple Valley				
	Apple Valley Hou Dist Proj	30,266.00	104,210.00	73,944.00	0.00
	Chaska				
	TID 30-Talheim Sr Cit Hou Proj	14,084.00	15,372.00	0.00	130.00
	Coon Rapids				
	Heritage Hts 1-	42,960.00	42,960.00	0.00	0.00
	Volunteers of Amer 1-	34,240.00	311,984.00	277,744.00	0.00
	Edina				
	1201 SE Edina	2,788,292.00	11,191,479.00	8,403,187.00	521,615.73
	Long Lake				
	Long Lake TIF Dist #2	102,136.00	102,136.00	0.00	0.00
	Mahtomedi				
	Dist #1 of 1980	7,106.00	353,514.00	346,408.00	31,786.00
	Minneapolis				
	Nokomis Homes 3i	200,380.00	0.00	0.00	0.00
	New Hope				
	1600	90,945.00	1,039,200.00	948,255.00	92,117.32

Table 4A

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - METROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Housing	1601	68,886.00	777,100.00	708,214.00	12,284.50
	1602	85,800.00	623,280.00	537,480.00	52,371.21
	1603	601,109.00	2,920,124.00	2,319,015.00	187,286.90
	Saint Paul				
	New Hou & Blitd Lnds TID #12	2,663,654.00	5,719,860.00	3,418,680.00	63,797.00
	Shakopee				
	Hirise	4,934.00	415,620.00	410,686.00	59,008.00
	West Saint Paul				
	W St Paul Sr Hou De	61,560.00	61,560.00	0.00	0.00
		$ 6,796,352.00	$ 23,678,399.00	$ 17,443,613.00	$ 1,020,396.66
Redevelopment	Chanhassen				
	Downtown Red Proj TIF#1	1,315,556.00	6,928,812.00	5,613,260.00	389,535.00
	Chaska				
	TIFD #31-Sugar Creek Proj	1,425.00	1,425.00	0.00	0.00
	Deephaven				
	Deephaven Dev Dist#1	707,882.00	1,356,266.00	648,384.00	56,924.00
	Eden Prairie				
	Dev Dist #1	5,419,910.00	22,369,007.00	16,949,097.00	1,633,563.00
	Dev Dist #2	164,690.00	179,200.00	14,510.00	1,039.00
	Edina				
	1200 50th&France	3,216,104.00	7,322,325.00	4,106,221.00	339,659.62

Table 4A

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - METROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Redevelopment	Fridley				
	Dist #3 (North Area)	2,140,741.00	3,102,554.00	961,813.00	0.00
	District #1(Center City)	2,612,966.00	4,222,991.00	1,610,025.00	272,563.00
	Moore Lake (dist#2)	743,359.00	1,179,451.00	436,092.00	0.00
	Hopkins				
	15	240,224.00	2,969,532.00	2,729,308.00	260,378.00
	Long Lake				
	#1650	469,895.00	1,368,063.00	898,168.00	93,414.00
	Mendota Heights				
	Tax Incre Dist#1	5,486,746.00	7,468,667.00	1,981,921.00	0.00
	Minneapolis				
	2900 Dean Boulevard 21	106,779.00	3,606,435.00	3,499,656.00	116,798.00
	53rd & Lyndale 12	145,637.00	640,510.00	494,873.00	57,861.00
	Cedar/Riverside 2	4,867,568.00	23,816,096.00	18,948,528.00	1,930,752.00
	Central Ave 33	192,080.00	188,230.00	0.00	0.00
	Elliot Park 28&29	3,485,702.00	4,885,086.00	1,389,959.00	20,036.00
	Franklin Ave 27	470,156.00	1,122,429.00	652,273.00	4,990.00
	Grant 3&19	366,702.00	5,072,820.00	4,706,118.00	336,273.00
	Hennepin/Lake 23	1,423,525.00	3,736,631.00	2,313,106.00	148,031.00
	Holmes 5,15,&26	5,547,537.00	26,024,323.00	20,452,523.00	1,972,161.00
	Industry Square 9&13	12,835,857.00	31,295,460.00	18,459,603.00	1,502,169.00
	Mississippi Courts 20	300,798.00	625,600.00	324,802.00	34,277.00
	N Washington Ind 8&16	8,322,824.00	22,267,687.00	13,944,863.00	1,274,760.00
	Nicollet East Bank 24&35	1,404,088.00	2,935,869.00	1,531,781.00	0.00
	North Loop 6&22	6,426,218.00	18,272,119.00	11,845,901.00	956,520.00
	Seward South 4,10,&17	3,736,234.00	11,929,691.00	8,193,457.00	1,117,690.00
	St Anthony West 1,11,&18	4,337,349.00	12,726,003.00	8,388,654.00	736,864.00
	Symphony Place 30	192,000.00	1,024,500.00	832,500.00	0.00
	West Broadway 7	4,295,848.00	8,301,416.00	4,005,568.00	234,050.00
	Minnetonka				
	Glen Lake Station 1450	1,161,716.00	2,959,863.00	1,798,147.00	171,213.35

Table 4A

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - METROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Redevelopment	Glen Lake Station Mod no1452	23,744.00	394,716.00	370,972.00	422.68
	Glen Lake Station Mod1 No1451	51,007.00	3,120,276.00	3,069,269.00	33,082.63
	New Brighton				
	Mun Dev & Tax Incr Dist #1	15,508.00	16,263.00		80.00
	Mun Dev & Tax Incr Dist #3	243,911.00	350,121.00		2,344.00
	Mun Dev Dst #1-tax Incr Dst #4	0.00	0.00		0.00
	Mun Dev and Tax Incr Dist #1	40,282.00	43,226.00		298.00
	Richfield				
	TIF Dist#250	7,521,325.00	16,528,564.00	9,007,239.00	647,181.00
	Robbinsdale				
	Project 4	7,304,276.00	11,525,496.00	4,221,220.00	492,989.00
	Scattered Site	293,373.00	1,668,866.00	1,375,493.00	161,988.00
	Rosemount				
	Rosemount Red Proj	1,476,061.00	2,462,166.00	986,105.00	65,176.00
	Roseville				
	Tax Incre Dev Dist#1	1,338,179.00	1,592,442.00	261,219.00	0.00
	Tax Incre Red Dist#2	813,707.00	889,518.00	75,811.00	0.00
	Saint Paul				
	Dntwn & 7 Pl TID 82 & 24	32,819,046.00	86,603,840.00	53,784,794.00	4,464,417.00
	Energy Park #1	3,145,784.00	5,617,312.00	2,471,528.00	9,092.00
	Park Nursery 81	140,364.00	3,101,724.00	2,961,360.00	323,967.00
	Savage				
	Tax Incre Fin Dist#1	4,652,925.00	6,199,623.00	1,546,698.00	67,467.00
	Tax Incre Fin Dist#2	2,367,518.00	2,887,133.00	519,615.00	28,793.00
	Tax Incre Fin Dist#5	59,185.00	89,826.00	30,641.00	0.00

Table 4A

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - METROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Redevelopment	Tax Incre Fn Dist#4	34,200.00	40,720.00	6,520.00	0.00
	Shakopee				
	Downtown	379,555.00	579,350.00	199,795.00	11,318.00
	Waconia				
	TIF Dist#1 Downtown Re	1,274,994.00	3,419,217.00	2,144,223.00	198,539.00
		$ 146,133,060.00	$ 387,029,460.00	$ 240,763,613.00	$ 20,168,675.28
Type not specified	Blaine				
	Dev Dist #1	110,764.00	1,514,814.00	1,404,050.00	98,101.00
	Falcon Heights				
	Eco Dev Dist #1	159,208.00	211,708.00	0.00	0.00
	Golden Valley				
	1500:Valley Square	7,471,499.00	12,220,323.00	4,748,824.00	425,730.00
	1501:North Wirth Parkway	981,220.00	2,897,727.00	1,916,507.00	182,619.00
	1502:Medley Park	51,718.00	81,040.00	29,322.00	3,021.00
	Hastings				
	TIF District	1,851,050.00	3,452,846.00	1,601,796.00	0.00
	Hopkins				
	150-55	4,266,550.00	10,725,468.00	6,458,918.00	534,557.00
	Minneapolis				
	Bureau of Engraving 58	202,616.00	2,403,500.00	1,320,530.00	139,550.00

Table 4A

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - METROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Type not specified	City Center 56	9,214,147.00	53,311,000.00	36,636,680.00	2,110,432.00
	Hampshire Arms 32	411,400.00	561,000.00	149,600.00	14,227.00
	Kasota Elm 54	148,350.00	5,625,150.00	3,375,090.00	357,572.00
	Loring Park 51&34	6,572,748.00	43,964,449.00	34,078,520.00	2,968,564.00
	Nicollet/Lake 52	2,819,156.00	7,216,383.00	3,998,401.00	457,733.00
	Saint Louis Park				
	Mn 1300:Oak Park Village	0.00	3,151,744.00	3,151,744.00	358,117.00
	Mn 1301:Excelsior Blvd	8,469,488.00	17,010,811.00	8,541,323.00	844,610.00
		$ 42,729,914.00	$ 164,347,963.00	$ 107,411,305.00	$ 8,494,833.00

SOURCE: Department of Energy and Economic Development,
Community Development Division

Table 4B

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - NONMETROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Economic	Cloquet				
	Cloquet Tax Incre Dist#1	29,126.00	207,447.00	178,321.00	0.00
	Cokato				
	Dev Dist #1&2 Mkt Place	120,047.00	323,298.00	203,251.00	11,709.92
	Dodge Center				
	Dist #2-Norwest Bank Bldg	8,376.00	164,222.00	155,846.00	16,815.78
	Duluth				
	Downtown Dev Const Fd	0.00	0.00	0.00	0.00
	Downtown Dev TID#2	10,001,563.00	18,908,895.00	11,042,010.00	1,432,284.00
	Twin Ports Trk Ctr TID1	388,026.00	1,616,372.00	1,305,127.00	195,504.00
	W Duluth Dev Const Fd	0.00	0.00	0.00	0.00
	W Duluth Dev TID#3	5,739,844.00	6,188,404.00	1,452,879.00	78,860.00
	Glencoe				
	Tax Incre Dist#1	586,383.00	1,435,230.00	848,847.00	104,286.75
	Tax Incre Dist#2	80,927.00	80,927.00	0.00	0.00
	Grand Rapids				
	B-81-dn-27-0078 Cbd Mall	852,335.00	792,657.00	37,998.00	5,540.00
	Lake City				
	Imperial Clevite Expansion	32,249.00	32,249.00	0.00	0.00
	Litchfield				
	Dev Dist#2 TIF Dist#1	733,925.00	733,925.00	0.00	0.00
	Madelia				
	Proj #1	5,740.00	46,240.00	40,500.00	4,625.10
	Mankato				
	Mankato Dev Dist#2 (chesley)	192,497.00	266,303.00	73,806.00	0.00

Table 4B

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - NONMETROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Economic	Mankato Dev Dist#4 (hy-vee)	352,429.00	369,110.00	16,681.00	0.00
	Mankato Dev Dist#5 (inn-towne)	87,675.00	84,682.00	0.00	0.00
	Muni Dev Dist#1(huffer proj)	34,170.00	62,050.00	27,880.00	3,176.14
	Riverside North	3,400.00	275,731.00	272,331.00	5,526.10
	Southridge	39,400.00	39,560.00	0.00	0.00
	Woodland-Givens (honeymead)	231,536.00	1,536,276.00	1,304,740.00	152,548.40
	Monticello				
	TIF #1 Oakwood Industrial Park	2,387.00	39,360.00	36,973.00	0.00
	Princeton				
	Dev Dist #2	594,744.00	1,525,872.00	931,128.00	96,950.00
	Red Wing				
	Development District I	455,306.00	1,556,901.00	1,101,595.00	83,205.84
	Tax Incre Dev Dist II	2,815,426.00	6,051,916.00	3,236,490.00	245,136.35
	Tax Increment Dist 1	455,306.00	1,530,974.00	1,075,668.00	84,455.77
	Sandstone				
	Dev Dist #1	2,379.00	61,984.00	59,605.00	0.00
	Sartell				
	Muni Dev Dist#1	15,080.00	162,841.00	147,761.00	0.00
	Sauk Rapids				
	Summit Apts Red Proj 1980	16,463.00	12,000.00	4,463.00	0.00
	Stewartville				
	Red Dist #2	70,222.00	70,222.00	0.00	0.00
	Winona				
	$1050000 TIF Rev Bds 83-a	2,200.00	26,120.00	23,920.00	0.00
	$215000 Go TIF Bds 1983	4,900.00	226,238.00	221,338.00	0.00
	Go TIF Bonds 1979	815,163.00	1,590,023.00	774,860.00	125,815.00

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - NONMETROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Economic	Riverfront Eco Ind Dev Dist	3,971,007.00	4,265,729.00	294,722.00	39,662.00
	TIF Dist - Freighthouse	26,445.00	27,090.00	645.00	0.00
	TIF Dist Plan-Winona Hotel	30,532.00	31,178.00	646.00	0.00
		$ 28,797,208.00	$ 50,342,026.00	$ 24,870,031.00	$ 2,686,101.15
Housing	Detroit Lakes				
	Lakeview Terrace Condo TI 2	16,730.00	147,424.00	130,694.00	16,813.00
	Tax Incre 1-Park Manor Apts	16,552.00	497,444.00	480,892.00	41,377.00
	Dodge Center				
	Dist #1-low Inc Ho	7,049.00	277,202.00	270,153.00	29,149.52
	Fergus Falls				
	TIF Dist #3	23,426.00	772,140.00	748,714.00	72,142.00
	Foley				
	Foley Dev Dist 1	15,792.00	185,980.00	170,188.00	19,176.75
	Kenyon				
	Dev Dist#1	7,824.00	54,460.00	46,636.00	0.00
	Lake Crystal				
	Crystal So Dev TID#1	8,153.00	18,484.00	10,331.00	5,124.00
	Litchfield				
	Dev Dist#1 Mod TIF Dist#2	556,034.00	556,034.00	0.00	0.00
	Dev Dist#1 TIF Dist#1	21,296.00	26,988.00	0.00	0.00
	Long Prairie				
	Dev #1 Tx Inc Fin Proj	10,096.00	82,900.00	82,900.00	0.00
	Osakis				
	Muni Dev Dist #1	40,966.00	336,000.00	2,073.00	0.00

Table 4B

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - NONMETROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Housing	Pelican Rapids				
	Mill Pond View Apts	4,644.00	466,416.00	466,416.00	24,572.26
	Rush City				
	Dev Dist 1	18,711.00	165,160.00	146,449.00	148.57
	Truman				
	Muni Dev Dist#1 TID #1	0.00	103,768.00	103,768.00	0.00
	Waldorf				
	Waldorf Hou Proj & TIFP	240.00	240.00	0.00	0.00
	Waseca				
	1	4,275.00	18,066.00	13,791.00	0.00
	2	2,535.00	17,705.00	15,170.00	1,514.50
	3	4,438.00	66,810.00	62,372.00	5,842.12
	6	1,477.00	7,988.00	6,511.00	650.34
	8	2,484.00	10,515.00	8,031.00	851.48
	Watertown				
	Clinic View TIF Project	60,850.00	60,850.00	0.00	0.00
	Watkins				
	Muni Dev Dist#1 TIF #1	875,000.00	175,518.00	0.00	0.00
	Willmar				
	Highland Apts	20,079.00	311,700.00	291,621.00	0.00
	Winsted				
	TIF Dist#4 Westgate	9,199.00	10,579.00	1,380.00	148.00
		$ 1,727,850.00	$ 4,370,371.00	$ 3,058,090.00	$ 217,509.54
Redevelopment	Ada				

Table 4B

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - NONMETROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Redevelopment	Albert Lea				
	Red Owl Red Dist	72,760.00	326,418.00	253,658.00	24,927.00
	Alexandria				
	Tax Incr Dist#1	32,484.00	32,484.00	32,484.00	0.00
	Annandale				
	Tax Incre Dist #2	4,644.00	22,512.00	17,868.00	1,092.96
	Tax Incre Dist#1	965,837.00	1,115,868.00	150,031.00	108,660.39
	Arlington				
	Muni Dev Dist#1 TI	7,439.00	7,439.00	0.00	0.00
	Barnum				
	Tax Incre Fin Proj	10,380.00	25,971.00	15,591.00	109.50
	Benson				
	Dev Dist I	261,819.00	832,565.00	570,746.00	54,766.00
	Dev Dist II	215,746.00	1,068,122.00	852,376.00	86,325.00
	Bird Island				
	Bird Island TI	160,864.00	290,936.00	130,072.00	10,379.47
	Breckenridge				
	Dev Dist#1	495,755.00	656,526.00	160,787.00	17,509.00
	Dev Dist#2	193,138.00	236,007.00	42,859.00	4,117.12
	Dev Dist#3	194,598.00	228,769.00	34,180.00	0.00
	Brooten				
	Brooten Hou & Red Plan #1	12,138.00	0.00	0.00	0.00
	Brooten Hou & Red Plan#2	9,200.00	25,000.00	15,800.00	0.00
	Buffalo				
	Buffalo I Tax Inc Dist	64,935.00	519,033.00	454,098.00	44,254.00

Table 4B

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - NONMETROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Redevelopment	Buffalo II Tax Incre	3,393,669.00	6,028,686.00	2,635,017.00	248,732.00
	Cannon Falls				
	Goodhue Co #1	328,679.00	700,229.00	371,550.00	21,416.00
	Cokato				
	Dev Dist #3&4 (Tower Center)	72,610.00	68,851.00	-3,759.00	0.00
	Crookston				
	Downtown Red Proj Block16	608,912.00	1,260,726.00	0.00	66,052.09
	Duluth				
	Rices Point TIF Dist	2,149,761.00	3,019,935.00	870,174.00	127,921.21
	Fairmont				
	Dev Dist #1	31,053.00	119,282.00	88,229.00	0.00
	Fergus Falls				
	TIF Dist #2	155,275.00	457,173.00	301,898.00	28,883.00
	TIF Dist #4	193,004.00	690,687.00	497,683.00	46,914.00
	Gaylord				
	Downtown Re	498,732.00	838,300.00	339,568.00	28,635.21
	Hutchinson				
	Tax Increment Dist IV	2,994,461.00	5,913,427.00	2,918,966.00	321,090.00
	Jackson				
	Jackson Valley Proj Dev D#	1,443,813.00	1,443,813.00	0.00	0.00
	Us 71/I-90 Red Plan	437,594.00	883,436.00	445,842.00	48,586.00
	Luverne				
	Centennial	11,654.00	671,352.00	250,976.00	15,709.10

Table 4B

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - NONMETROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Redevelopment	Gibson	14,621.00	131,982.00	131,982.00	7,900.50
	Medical Clinic	21,683.00	53,808.00	53,808.00	0.00
	Rock Manor	1,102.00	196,696.00	196,696.00	0.00
	Walgrave	4,011.00	56,644.00	56,644.00	3,454.84
	Madelia				
	Proj #2	61,622.00	360,268.00	298,646.00	3,105.05
	Madison Lake				
	Downtown Red & TI Proj#1	86,008.00	118,008.00	32,000.00	0.00
	Mankato				
	Downtown	4,717,577.00	10,571,492.00	5,853,915.00	574,606.79
	Industrial Acres (cotter)	23,390.00	2,228,004.00	2,204,614.00	0.00
	Valley Park	100,724.00	1,164,014.00	1,063,290.00	59,441.41
	Washington Park	0.00	357,072.00	357,072.00	40,680.08
	Mapleton				
	Dev Dist #1	40,802.00	46,666.00	5,864.00	0.00
	Milaca				
	Downtown De	275,614.00	546,154.00	270,540.00	11,442.00
	Milroy				
	Milroy TIF Dist	194.00	6,902.00	6,708.00	678.68
	Montevideo				
	Tax Incre Red Fund	304,055.00	780,088.00	476,033.00	50,246.00
	Monticello				
	TIF #2 Metcalf & Larsen	77,481.00	77,481.00	0.00	0.00
	Moorhead				
	Tax Incre Hornbacher's	5.00	498,084.00	498,079.00	67,752.83

Table 4B

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - NONMETROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Redevelopment	Tax Incre-Urban Renewal	1,048,900.00	4,459,414.00	3,410,514.00	397,273.01
	Morris				
	Dev Dist 1976-01	33,250.00	126,321.00	93,071.00	9,083.99
	Dev Dist#2 Fuhrman Property	86,899.00	199,914.00	113,015.00	17,065.51
	Downtown Red Dist	74,746.00	69,688.00	0.00	0.00
	Mountain Iron				
	Red Proj #1	25,942.00	25,942.00	0.00	0.00
	Nicollet				
	Muni Dev Dist#1 TIF Dist #1	14,362.00	14,362.00	0.00	0.00
	Olivia				
	Redevelopment Dist	177,331.00	237,401.00	67,373.00	0.00
	Owatonna				
	Downtown Owatonna Red Plan	5,357,155.00	7,318,975.00	1,961,820.00	209,418.78
	Pine Island				
	Fisher Tipka	20,640.00	435,700.00	415,060.00	15,403.00
	Princeton				
	Dist #1 Downtown Re	1,084,161.00	2,641,758.00	1,557,597.00	121,817.00
	Rochester				
	Dev. Dist #2	12,684,306.00	14,988,110.00	2,303,804.00	237,043.00
	Rush City				
	Dev Dist 2	703,001.00	1,076,976.00	373,975.00	21,904.89
	Rushford				
	Rushford Tax Incr Financ Plan	1,003,008.00	1,475,593.00	472,585.00	47,258.00

Table 4B

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - NONMETROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Redevelopment	Saint Charles				
	Muni Dev Dist#1 TI	4,256.00	4,256.00	0.00	0.00
	Sauk Rapids				
	Downtown Comm Red Area	511,651.00	1,960,797.00	1,449,146.00	147,568.00
	Stewartville				
	Red Dist #1	142,670.00	336,921.00	194,251.00	19,107.00
	Vernon Center				
	Main Street	3,390.00	2,600.00	0.00	0.00
	Walnut Grove				
	TIF Proj #1	5,440.00	10,762.00	10,762.00	899.41
	Waseca				
	7	11,046.00	257,241.00	246,195.00	24,700.96
	9	18,816.00	460,846.00	442,030.00	0.00
	Watertown				
	Downtown TIF Project	510,073.00	699,207.00	189,134.00	16,640.45
	Willmar				
	Central Business Dist	4,585,418.00	6,133,912.00	1,548,494.00	0.00
	Winsted				
	TIF Dist#3 Downtown	232,895.00	268,313.00	35,418.00	4,128.00
		$ 49,176,776.00	$ 88,159,620.00	$ 38,026,955.00	$ 3,436,113.41
Type not specified	Bovey				
	Tax Incre Dist #1	24,647.00	87,058.00	62,411.00	0.00

Table 4B

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - NONMETROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Type not specified	Byron				
	Dev Dist#1 TIF Proj	1,589.00	396,800.00	169,771.00	0.00
	Chatfield				
	Sr Housing TIF Proj	21,570.00	126,600.00	105,030.00	0.00
	Cottonwood				
	Lyon Co Incre Dist#22	240,093.00	671,695.00	431,602.00	37,924.00
	Le Sueur				
	Tax Incr Proj 2-	244,688.00	1,307,623.00	1,062,935.00	57,367.62
	Northfield				
	3rd St Grant Project	11,156.00	67,826.00	56,670.00	7,016.00
	Almen Project	16,090.00	16,090.00	0.00	0.00
	Delta/Factors Project	16,134.00	371,707.00	355,568.00	40,934.00
	Hanson/Bess Project	3,549.00	18,123.00	14,574.00	0.00
	Jonathan/Hills Project	14,347.00	114,700.00	100,353.00	5,735.00
	Ogilvie				
	G O Tax Incr Bds 1983	4,876.00	8,140.00	3,354.00	117,937.00
	Red Lake Falls				
	Johanneck Plumbing In	650.00	14,858.00	14,208.00	0.00
	Peppermint Square	989.00	187,839.00	186,850.00	0.00
	Professional Bldg (mulpoon)	1,250.00	13,226.00	11,976.00	1,822.08
	Red Lake County State Bank	1,720.00	17,458.00	15,738.00	1,901.70
	Rls-lsl In	86.00	16,320.00	16,234.00	2,248.00
	Robertson's	1,204.00	29,384.00	28,180.00	3,792.16
	Saint Cloud				
	Lfr 12 (6	93,623.00	301,000.00	207,377.00	45,212.60
	Lfr 4&6 (a	48,552.00	361,202.00	312,650.00	36,757.30
	Motor Hotel B	3,195.00	610,041.00	606,846.00	76,754.55
	Northwest Center	1,637,886.00	4,637,886.00	3,000,000.00	0.00

Table 4B

TAX INCREMENT DISTRICT FINANCIAL DISCLOSURE SUMMARY
BY TYPE OF DISTRICT - NONMETROPOLITAN AREA CITIES
1983

PROJECT TYPE	CITY AND PROJECT NAME	ORIGINAL VALUE	CURRENT VALUE	CAPTURED ASSESSED VALUE	TAX INCREMENT DOLLARS RECEIVED
Type not specified	Zumbrota				
	Downtown Program Dev Dist1	377,979.00	988,236.00	610,257.00	60,375.82
		$ 2,765,873.00	$ 10,363,812.00	$ 7,372,584.00	$ 495,777.83

SOURCE: Department of Energy and Economic Development,
Community Development Division

Table 5

OUTSTANDING TAX INCREMENT BONDED DEBT
BY CITY AND DISTRICT
1983

CITY	PROJECT NAME	PROJECT TYPE	OUTSTANDING BONDED INDEBTEDNESS DOLLARS
Ada	Red Dist #1	Redevelopment	150,000.00
Albert Lea	Red Owl Red Dist	Redevelopment	175,000.00
Alexandria	Tax Incr Dist#1	Redevelopment	70,000.00
Annandale	Tax Incre Dist #2	Redevelopment	0.00
	Tax Incre Dist#1	Redevelopment	220,000.00
Anoka	Bridge Square E TID	Economic	0.00
Apple Valley	Apple Valley Hou Dist Proj	Housing	260,000.00
Arlington	Muni Dev Dist#1 TI	Redevelopment	40,000.00
Barnum	Tax Incre Fin Proj	Redevelopment	0.00
Benson	Dev Dist I	Redevelopment	83,850.00
	Dev Dist II	Redevelopment	271,150.00
Bird Island	Bird Island TI	Redevelopment	27,121.38
Blaine	Dev Dist #1	Type not specified	250,000.00
Bovey	Tax Incre Dist #1	Type not specified	0.00
Breckenridge	Dev Dist#1	Redevelopment	90,000.00
	Dev Dist#2	Redevelopment	0.00
	Dev Dist#3	Redevelopment	0.00
Brooten	Brooten Hou & Red Plan #1	Redevelopment	1,330.85
	Brooten Hou & Red Plan#2	Redevelopment	3,256.60
Buffalo	Buffalo I Tax Inc Dist	Redevelopment	61,100.00
	Buffalo II Tax Incre	Redevelopment	760,000.00
Byron	Dev Dist#1 TIF Proj	Type not specified	105,000.00
Cannon Falls	Goodhue Co #1	Redevelopment	0.00
Chanhassen	Downtown Red Proj TIF#1	Redevelopment	5,184,621.00
	Muni Div Dist#1 TIF#2 #1850	Economic	315,000.00
Chaska	TID 30-Talheim Sr Cit Hou Proj	Housing	200,000.00
	TIFD #31-Sugar Creek Proj	Redevelopment	0.00
Chatfield	Sr Housing TIF Proj	Type not specified	185,068.75

Table 5

OUTSTANDING TAX INCREMENT BONDED DEBT
BY CITY AND DISTRICT
1983

CITY	PROJECT NAME	PROJECT TYPE	OUTSTANDING BONDED INDEBTEDNESS DOLLARS
Cloquet	Cloquet Tax Incre Dist#1	Economic	
Cokato	Dev Dist #1&2 Mkt Place	Economic	105,000.00
	Dev Dist #3&4 (Tower Center)	Redevelopment	185,000.00
Coon Rapids	Coon Rapids Dev 1-	Economic	520,269.00
	Edotronics, Et Al 1-	Economic	1,189,101.00
	Galaway -dist1-1	Economic	0.00
	Heritage Hts 1-	Housing	0.00
	Medical Clinic Et Al 1-	Economic	775,668.00
	Volunteers of Amer 1-	Housing	146,120.00
Cottonwood	Lyon Co Incre Dist#22	Type not specified	25,000.00
Crookston	Downtown Red Proj Block16	Redevelopment	530,000.00
Deephaven	Deephaven Dev Dist#1	Redevelopment	585,000.00
Detroit Lakes	Lakeview Terrace Condo TI 2	Housing	15,000.00
	Tax Incre 1-Park Manor Apts	Housing	0.00
Dodge Center	Dist #1-low Inc Ho	Housing	105,000.00
	Dist #2-Norwest Bank Bldg	Economic	150,000.00
Duluth	Downtown Dev Const Fd	Economic	0.00
	Downtown Dev TID#2	Economic	13,260,000.00
	Rices Point TIF Dist	Redevelopment	0.00
	Twin Ports Trk Ctr TID1	Economic	1,025,000.00
	W Duluth Dev Const Fd	Economic	0.00
	W Duluth Dev TID#3	Economic	3,130,000.00
Eden Prairie	Dev Dist #1	Redevelopment	18,000,000.00
	Dev Dist #2	Redevelopment	0.00
	Dev Dist1, Tx Inc Dist1-6	Economic	19,800,000.00
Edina	1200 50th&France	Redevelopment	1,700,000.00
	1201 SE Edina	Housing	4,500,000.00
Fairmont	Dev Dist #1	Redevelopment	75,000.00
Falcon Heights	Eco Dev Dist #1	Type not specified	1,600,000.00
Fergus Falls	TIF Dist #2	Redevelopment	496,640.00
	TIF Dist #3	Housing	351,035.00
	TIF Dist #4	Redevelopment	0.00
Foley	Foley Dev Dist 1	Housing	121,928.61

Table 5

OUTSTANDING TAX INCREMENT BONDED DEBT BY CITY AND DISTRICT 1983

CITY	PROJECT NAME	PROJECT TYPE	OUTSTANDING BONDED INDEBTEDNESS DOLLARS
Forest Lake	Dev Dist#1	Economic	285,000.00
Fridley	Dist #3 (North Area)	Redevelopment	0.00
	District #1(Center City)	Redevelopment	3,425,000.00
	Moore Lake (dist#2)	Redevelopment	0.00
Gaylord	Downtown Re	Redevelopment	238,067.50
Glencoe	Tax Incre Dist#1	Economic	0.00
	Tax Incre Dist#2	Economic	68,371.40
Golden Valley	1500:Valley Square	Type not specified	2,605,000.00
	1501:North Wirth Parkway	Type not specified	2,465,000.00
	1502:Medley Park	Type not specified	360,000.00
Grand Rapids	B-81-dn-27-0078 Cbd Mall	Economic	375,000.00
Hastings	TIF District	Type not specified	60,000.00
Hopkins	15	Redevelopment	665,000.00
	150-55	Type not specified	270,000.00
Hutchinson	Tax Increment Dist IV	Redevelopment	0.00
Inver Grove Heights	Eco Dev Dist#1 Conex	Economic	2,900,000.00
Jackson	Jackson Valley Proj Dev D#	Redevelopment	0.00
	Us 71/I-90 Red Plan	Redevelopment	475,000.00
Kenyon	Dev Dist#1	Housing	235,000.00
Lake City	Imperial Clevite Expansion	Economic	400,000.00
Lake Crystal	Crystal So Dev TID#1	Housing	95,000.00
Le Sueur	Tax Incr Proj 2-	Type not specified	421,320.00
Litchfield	Dev Dist#1 Mod TIF Dist#2	Housing	0.00
	Dev Dist#1 TIF Dist#1	Housing	394,425.00
	Dev Dist#2 TIF Dist#1	Economic	0.00
Long Lake	#1650	Redevelopment	110,000.00
	Long Lake TIF Dist #2	Housing	155,000.00
Long Prairie	Dev #1 Tx Inc Fin Proj	Housing	275,000.00
Luverne	Centennial	Redevelopment	75,000.00
	Gibson	Redevelopment	90,000.00

Table 5

OUTSTANDING TAX INCREMENT BONDED DEBT BY CITY AND DISTRICT 1983

CITY	PROJECT NAME	PROJECT TYPE	OUTSTANDING BONDED INDEBTEDNESS DOLLARS
Luverne	Medical Clinic	Redevelopment	145,000.00
	Rock Manor	Redevelopment	170,000.00
	Walgrave	Redevelopment	40,000.00
Madelia	Proj #1	Economic	7,000.00
	Proj #2	Redevelopment	195,000.00
Madison Lake	Downtown Red & TI Proj#1	Redevelopment	0.00
Mahtomedi	Dist #1 of 1980	Housing	150,000.00
Mankato	Downtown	Redevelopment	5,187,052.45
	Industrial Acres (cotter)	Redevelopment	494,653.50
	Mankato Dev Dist#2 (chesley)	Economic	142,662.50
	Mankato Dev Dist#4 (hy-vee)	Economic	422,251.25
	Mankato Dev Dist#5 (inn-towne)	Economic	1,467,803.75
	Muni Dev Dist#1(huffer proj)	Economic	161,823.86
	Riverside North	Economic	215,096.79
	Southridge	Economic	0.00
	Valley Park	Redevelopment	2,418,138.17
	Washington Park	Redevelopment	286,139.00
	Woodland-Givens (honeymead)	Economic	820,372.90
Mapleton	Dev Dist #1	Redevelopment	88,588.75
Mendota Heights	Tax Incre Dist#1	Redevelopment	1,000,000.00
Milaca	Downtown De	Redevelopment	0.00
Milroy	Milroy TIF Dist	Redevelopment	0.00
Minneapolis	2900 Dean Boulevard 21	Redevelopment	1,374,397.00
	53rd & Lyndale 12	Redevelopment	0.00
	Broadway/35w 14&25	Economic	2,489,375.00
	Bureau of Engraving 58	Type not specified	0.00
	Cedar/Riverside 2	Redevelopment	13,910,000.00
	Central Ave 33	Redevelopment	0.00
	Centre Village 59	Economic	47,510,543.00
	City Center 56	Type not specified	82,318,100.00
	Elliot Park 28&29	Redevelopment	0.00
	Franklin Ave 27	Redevelopment	1,134,210.00
	Grant 3&19	Redevelopment	2,702,781.00
	Hampshire Arms 32	Type not specified	0.00
	Hennepin/Lake 23	Redevelopment	4,955,139.00
	Holmes 5,15,&26	Redevelopment	5,379,075.00
	Industry Square 9&13	Redevelopment	3,220,940.00
	Kasota Elm 54	Type not specified	2,054,374.00
	Loring Park 51&34	Type not specified	57,643,788.00

Table 5

OUTSTANDING TAX INCREMENT BONDED DEBT
BY CITY AND DISTRICT
1983

CITY	PROJECT NAME	PROJECT TYPE	OUTSTANDING BONDED INDEBTEDNESS DOLLARS
Minneapolis	Mississippi Courts 20	Redevelopment	0.00
	N Washington Ind 8&16	Redevelopment	13,874,169.00
	Nicollet East Bank 24&35	Redevelopment	35,035,955.00
	Nicollet/Lake 52	Type not specified	17,318,459.00
	Nokomis Homes 31	Housing	1,653,062.00
	North Loop 6&22	Redevelopment	468,435.00
	Seward South 4,10,&17	Redevelopment	1,157,500.00
	St Anthony West 1,11,&18	Redevelopment	2,080,500.00
	Symphony Place 30	Redevelopment	0.00
	West Broadway 7	Redevelopment	4,381,175.00
Minnetonka	Glen Lake Station 1450	Redevelopment	1,790,914.00
	Glen Lake Station Mod no1452	Redevelopment	185,942.00
	Glen Lake Station Mod1 No1451	Redevelopment	223,144.00
Montevideo	Tax Incre Red Fund	Redevelopment	550,000.00
Monticello	TIF #1 Oakwood Industrial Park	Economic	28,863.59
	TIF #2 Metcalf & Larsen	Redevelopment	32,000.00
Moorhead	Tax Incre Hornbacher's	Redevelopment	70,000.00
	Tax Incre-Urban Renewal	Redevelopment	2,435,000.00
Morris	Dev Dist 1976-01	Redevelopment	10,339.20
	Dev Dist#2 Fuhrman Property	Redevelopment	166,666.65
	Downtown Red Dist	Redevelopment	85,000.00
Mountain Iron	Red Proj #1	Redevelopment	0.00
New Brighton	Mun Dev & Tax Incr Dist #1	Redevelopment	0.00
	Mun Dev & Tax Incr Dist #3	Redevelopment	1,400,000.00
	Mun Dev Dst #1-tax Incr Dst #4	Redevelopment	215,000.00
	Mun Dev and Tax Incr Dist #1	Redevelopment	0.00
New Hope	1600	Housing	190,000.00
	1601	Housing	455,000.00
	1602	Housing	300,000.00
	1603	Housing	2,075,000.00
Nicollet	Muni Dev Dist#1 TIF Dist #1	Redevelopment	45,000.00
Northfield	3rd St Grant Project	Type not specified	47,840.00
	Almen Project	Type not specified	159,348.00
	Delta/Factors Project	Type not specified	231,601.00
	Hanson/Bess Project	Type not specified	0.00
	Jonathan/Hills Project	Type not specified	32,025.00
Ogilvie	G O Tax Incr Bds 1983	Type not specified	120,000.00

Table 5

OUTSTANDING TAX INCREMENT BONDED DEBT
BY CITY AND DISTRICT
1983

CITY	PROJECT NAME	PROJECT TYPE	OUTSTANDING BONDED INDEBTEDNESS DOLLARS
Olivia	Redevelopment Dist	Redevelopment	165,900.00
Osakis	Muni Dev Dist #1	Housing	165,000.00
Owatonna	Downtown Owatonna Red Plan	Redevelopment	1,210,000.00
Pelican Rapids	Mill Pond View Apts	Housing	125,000.00
Pine Island	Fisher Tipka	Redevelopment	80,000.00
Plymouth	Carlson Co Improvements	Economic	7,000,000.00
	Co Rd 61&Xenium Ln Rd Ext	Economic	3,900,000.00
Princeton	Dev Dist #2	Economic	400,000.00
	Dist #1 Downtown Re	Redevelopment	3,900,000.00
Red Lake Falls	Johanneck Plumbing In	Type not specified	15,400.28
	Peppermint Square	Type not specified	109,464.69
	Professional Bldg (mulpoon)	Type not specified	5,867.50
	Red Lake County State Bank	Type not specified	9,235.00
	Rls-lsl In	Type not specified	17,176.78
	Robertson's	Type not specified	27,801.18
Red Wing	Development District I	Economic	395,000.00
	Tax Incre Dev Dist II	Economic	0.00
	Tax Increment Dist 1	Economic	385,000.00
Richfield	TIF Dist#250	Redevelopment	8,766,999.00
Robbinsdale	Project 4	Redevelopment	2,631,091.50
	Scattered Site	Redevelopment	1,598,636.00
Rochester	Dev. Dist #2	Redevelopment	7,310,000.00
Rosemount	Rosemount Red Proj	Redevelopment	265,000.00
Roseville	Tax Incre Dev Dist#1	Redevelopment	0.00
	Tax Incre Red Dist#2	Redevelopment	0.00
Rush City	Dev Dist 1	Housing	175,000.00
	Dev Dist 2	Redevelopment	1,375,000.00
Rushford	Rushford Tax Incr Financ Plan	Redevelopment	410,000.00
Saint Charles	Muni Dev Dist#1 TI	Redevelopment	0.00
Saint Cloud	Lfr 12 (6	Type not specified	342,267.50
	Lfr 4&6 (a	Type not specified	137,135.00

Table 5

OUTSTANDING TAX INCREMENT BONDED DEBT
BY CITY AND DISTRICT
1983

CITY	PROJECT NAME	PROJECT TYPE	OUTSTANDING BONDED INDEBTEDNESS DOLLARS
Saint Cloud	Motor Hotel B	Type not specified	161,412.00
	Northwest Center	Type not specified	6,126,199.00
Saint Louis Park	Mn 1300:Oak Park Village	Type not specified	0.00
	Mn 1301:Excelsior Blvd	Type not specified	0.00
Saint Paul	Dntwn & 7 Pl TID 82 & 24	Redevelopment	13,477,580.00
	Energy Park #1	Redevelopment	25,000,000.00
	Neighbrhd Bus Dev-Hammond Bldg	Economic	0.00
	New Hou & Blitd Lnds TID #12	Housing	0.00
	Park Nursery 81	Redevelopment	1,955,000.00
Sandstone	Dev Dist #1	Economic	40,000.00
Sartell	Muni Dev Dist#1	Economic	395,000.00
Sauk Rapids	Downtown Comm Red Area	Redevelopment	470,000.00
	Summit Apts Red Proj 1980	Economic	75,000.00
Savage	Tax Incre Fin Dist#1	Redevelopment	0.00
	Tax Incre Fin Dist#2	Redevelopment	0.00
	Tax Incre Fin Dist#5	Redevelopment	0.00
	Tax Incre Fn Dist#4	Redevelopment	220,000.00
Shakopee	Downtown	Redevelopment	0.00
	Hirise	Housing	365,000.00
	K-mart	Economic	5,300,000.00
Stewartville	Red Dist #1	Redevelopment	130,000.00
	Red Dist #2	Economic	0.00
Truman	Muni Dev Dist#1 TID #1	Housing	170,000.00
Vernon Center	Main Street	Redevelopment	7,246.49
Waconia	TIF Dist#1 Downtown Re	Redevelopment	1,173,101.00
Waldorf	Waldorf Hou Proj & TIFP	Housing	0.00
Walnut Grove	TIF Proj #1	Redevelopment	12,896.79
Waseca	1	Housing	0.00
	2	Housing	0.00
	3	Housing	0.00
	6	Housing	0.00
	7	Redevelopment	70,000.00
	8	Housing	0.00
	9	Redevelopment	0.00

Table 5

OUTSTANDING TAX INCREMENT BONDED DEBT
BY CITY AND DISTRICT
1983

CITY	PROJECT NAME	PROJECT TYPE	OUTSTANDING BONDED INDEBTEDNESS DOLLARS
Watertown	Clinic View TIF Project	Housing	0.00
	Downtown TIF Project	Redevelopment	150,000.00
Watkins	Muni Dev Dist#1 TIF #1	Housing	165,000.00
West Saint Paul	W St Paul Sr Hou De	Housing	255,000.00
Willmar	Central Business Dist	Redevelopment	0.00
	Highland Apts	Housing	0.00
Winona	$1050000 TIF Rev Bds 83-a	Economic	1,050,000.00
	$215000 Go TIF Bds 1983	Economic	215,000.00
	Go TIF Bonds 1979	Economic	395,000.00
	Riverfront Eco Ind Dev Dist	Economic	660,000.00
	TIF Dist - Freighthouse	Economic	0.00
	TIF Dist Plan-Winona Hotel	Economic	0.00
Winsted	TIF Dist#3 Downtown	Redevelopment	0.00
	TIF Dist#4 Westgate	Housing	0.00
Zumbrota	Downtown Program Dev Dist1	Type not specified	490,000.00

APPENDIX

ANNUAL FINANCIAL DISCLOSURE REPORT

City: _____ County: _____ State: __ Zipcode: _____ Region: ____

Contact Person: _____ Phone: (___) ___-____

Address: _____

Project Name or Number: _____

Type of Project (PLEASE CIRCLE): Housing Economic Development Redevelopment

For Period _____ Through _____

Original Assessed Value: $ _____.__

Current Assessed Value: $ _____.__

Captured Assessed Value Retained by the Authority: $ _____.__

Captured Assessed Value Shared With Other Taxing Districts: $ _____.__

Amount of Tax Increment Received During This Period: $ _____.__

Amount of Outstanding Bonded Indebtedness: $ _____.__

EXPENDITURES FOR PERIOD

Bond Payments: $ _____.__

Land Acquisition: $ _____.__

Administration: $ _____.__

Capital Expenditures: $ _____.__

Other: $ _____.__

If Other Expenses, Please List: _____

Total $ _____.__

REVENUES FOR PERIOD

Tax Increment Collected: $ _____.__

Interest Earned: $ _____.__

Land Sales: $ _____.__

Other: $ _____.__

If Other Revenues, Please List: _____

Total: $ _____.__