

Aitkin County Land Department and Commissioners
Aitkin, MN 56431

Re: Permits Number 13702 and 13721, Extension Request

Several factors have caused me to request an extension on permits numbered 13702 and 13721. These two sales both have multiple species on them, and for the past few years, only a part of these species were marketable. The past 5 wetter summers, and warmer than average winters, along with being a one-man operation, have set me behind on completing the work.

I hope that you will grant me an extension on these, not only for me, but for the benefit of the local economy.

Sincerely,

Brian Vierkandt

# 13702	Balance	3803.96
	Bond	<u>447.53</u>
	to open	\$4251.49

# 13721	Balance	5900.20
	Bond	<u>709.20</u>
		\$6609.40

Total for Both \$10,860.89

Agenda Add-on
TB

TIMBER PERMIT

Permit Number: 13702

FOR THE CUTTING OF TIMBER WHICH IS SUBJECT TO SCALING BY THE COUNTY FORESTER, ON TAX-FORFEITED LANDS IN AITKIN COUNTY, MINNESOTA

Sales are made subject to the provisions of MS 282 as amended and subject to specific conditions, as listed hereunder and on the back side of this sheet

FSC® certification # - RA-FM/COC - 000028 FSC 100%
FSC® C017010

Sold to: Brian Vierkandt
23178 Kestrel Ave
McGrath MN 56350

In consideration of the sum of \$4,475.25 payment of which is hereby acknowledged, you are hereby authorized to enter upon the following described land which has been forfeited to the State of Minnesota for non-payment of taxes:

LEGAL DESCRIPTION: SE1/4 SE1/4, -8- 45-24, E1/2 NE1/4 E1/2 SW1/4, W1/2 SE1/4, 17-45-24



and cut and remove only such timber as is listed below therefrom:

APPRAISAL OF TIMBER

Code	Species	Volume	Unit	Price		Value	
				Appr.	Bid	Appr.	Bid
	TAMARACK P/B	320	Cords	\$6.00	\$8.10	\$1,920.00	\$2,592.00
	B SPRUCE P/B	90	Cords	\$12.00	\$16.20	\$1,080.00	\$1,458.00
	ASH P/B	35	Cords	\$9.00	\$12.15	\$315.00	\$425.25
TOTAL							\$4,475.25

/// Area to be clearcut except for white pine which is to be reserved. No other stems left standing >4' high. Utilize to a 4" top. Sold on scale. No logging from 3-15 to 12-1 unless approved by forester. Paid down \$ 500.00 Due by September 18, 2015 \$ 171.29 Bond and balance paid in full on _____

Regular auction sales

Auction Bid up Amt: (100 = appraised) 135

Bond Amount: \$447.53

Expiration date of sale: 8/19/2018

Permit Extended to: _____

Extensions:

The rate for timber permit extensions is as follows: One year extension may be granted at the discretion of the County Forester.

A. Informal (Section I) permits:

1. One year extension: \$10.00

B. Permits sold on Auction:

1. One year extension: \$20.00 or 10% of uncut balance, as determined from the County Land Office sale record, - whichever is greater.

Opening Sale Procedures:

1. Sale must be paid for in full (along with the bond if an auction) before any cutting may commence.
2. The timber sale Forester shall be notified a minimum of three (3) days before logging will begin and immediately after logging is completed or discontinued. A pre-harvest meeting is required before any harvest activities begin.
3. If any products are to be sold on scale, an approved Consumer Scale agreement or alternate landing must be completed by the logger. If wood is to be scaled in the woods, Forester must be notified of that at the pre-harvest meeting. The cost of scaling will be assumed by the holder of the permit and may be charged for wood scaled by Forester.
4. In order for "Area Estimate" wood to be third party certified and be verified by Aitkin County, all consumer scale and ticket procedures must be followed.

County Rights: (including but not limited to)

1. The title, ownership, and right of possession of any and all timber and or timber products cut hereunder shall remain in and not pass from the county until such is scaled as required by the permit and all amounts due under this permit to the county have been paid in full.
2. The County Board may at any time cancel any permit when any provisions of this permit are violated.
3. The County has full power to declare all amounts due or to become due under this contract at any time during the life of this permit and to take possession of said timber, and or timber products, if it be found that the county deems itself insecure even before termination of the life of the permit. In case the county takes possession of any timber or timber products, the county may sell the same at public or private sale without notice and apply the proceeds of such sale to the payment of the balance then due on this permit, together with the costs involved with the taking and selling of such.
4. The timber sale Forester shall halt timber sale activities if site damage (e.g. compaction and rutting) becomes excessive. Timber sale activities shall not resume until the ground conditions are sufficient to minimize site damage.
5. Any scaling done on the permits will be done using Scribner Decimal "C".
6. Interest may be charged on all overrun and scale fees not paid within 30 days from date of scale or it will be considered a trespass and treated accordingly.
7. All equipment and timber (cut and uncut) not removed from permit area within 30 days of permit expiration date, becomes the property of the County of Aitkin and removal of such will constitute trespass.
8. The County may during the term of this permit adjust timber stumpage prices. The current stumpage price at the time of scaling will be charged on all informal sales on second extension.
9. All timber sold on this permit are subject to Minnesota Statute 282.

STATE OF MINNESOTA

Kirk Reysar
County Auditor of Aitkin County, MN

Brian Vierkandt
Purchaser

Signed on 8/24/2015 3:38:56 PM

TIMBER PERMIT

Permit Number: 13721

FOR THE CUTTING OF TIMBER WHICH IS SUBJECT TO SCALING BY THE COUNTY FORESTER, ON TAX-FORFEITED LANDS IN AITKIN COUNTY, MINNESOTA

Sales are made subject to the provisions of MS 282 as amended and subject to specific conditions, as listed hereunder and on the back side of this sheet

FSC® certification # - RA-FM/COC - 000028 FSC 100%
FSC® C017010

Sold to: Brian Vierkandt
23178 Kestrel Ave
McGrath MN 56350

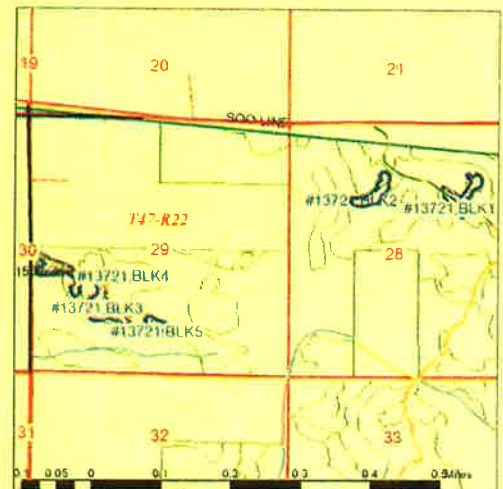
In consideration of the sum of: \$7,092.00 payment of which is hereby acknowledged, you are hereby authorized to enter upon the following described land which has been forfeited to the State of Minnesota for non-payment of taxes:

LEGAL DESCRIPTION: W1/2 NE1/4 , NE1/4 NE1/4 , E1/2 NW1/4 , SW1/4 NW1/4 , -28- 47-22 , SW1/4,SW1/4 SE1/4 , 29-47-22

and cut and remove only such timber as is listed below therefrom:

APPRAISAL OF TIMBER

Code	Species	Volume	Unit	Price		Value		
				Appr.	Bid	Appr.	Bid	
	R PINE P/B	150	Cords	\$15.00	\$18.90	\$2,250.00	\$2,835.00	
	ASPEN P/B	160	Cords	\$20.00	\$25.20	\$3,200.00	\$4,032.00	
*	MXD HWD P/B	25	Cords	\$9.00	\$9.00	\$225.00	\$225.00	
TOTAL							\$7,092.00	



Blocks 1,2,3 are a logger select crop tree release. These are first thin pine. Space trees between 10-12' apart or around 100 BA. Blocks 4 & 5 are to be clear cut. Aspen and pine sold on scale all else sold on area estimate. No cutting from 3-15 to 12-1 unless approved by foester. Dry summer chance. Bio mass harvest is not allowed. Paid down \$ _____ Due by September 18, 2015 \$ 1063.80 Bond and balance paid in full on _____

Regular auction sales

Auction Bid up Amt: (100 = appraised) 126

Bond Amount: \$709.20

Expiration date of sale **8/19/2018**

Permit Extended to: _____

Extensions:

The rate for timber permit extensions is as follows: One year extension may be granted at the discretion of the County Forester.

A. Informal (Section I) permits:

1. One year extension: \$10.00

B. Permits sold on Auction:

1. One year extension: \$20.00 or 10% of uncut balance, as determined from the County Land Office sale record, - whichever is greater.

Opening Sale Procedures:

1. Sale must be paid for in full (along with the bond if an auction) before any cutting may commence.
2. The timber sale Forester shall be notified a minimum of three (3) days before logging will begin and immediately after logging is completed or discontinued. A pre-harvest meeting is required before any harvest activities begin.
3. If any products are to be sold on scale, an approved Consumer Scale agreement or alternate landing must be completed by the logger. If wood is to be scaled in the woods, Forester must be notified of that at the pre-harvest meeting. The cost of scaling will be assumed by the holder of the permit and may be charged for wood scaled by Forester.
4. In order for "Area Estimate" wood to be third party certified and be verified by Aitkin County, all consumer scale and ticket procedures must be followed.

County Rights: (including but not limited to)

1. The title, ownership, and right of possession of any and all timber and or timber products cut hereunder shall remain in and not pass from the county until such is scaled as required by the permit and all amounts due under this permit to the county have been paid in full.
2. The County Board may at any time cancel any permit when any provisions of this permit are violated.
3. The County has full power to declare all amounts due or to become due under this contract at any time during the life of this permit and to take possession of said timber, and or timber products, if it be found that the county deems itself insecure even before termination of the life of the permit. In case the county takes possession of any timber or timber products, the county may sell the same at public or private sale without notice and apply the proceeds of such sale to the payment of the balance then due on this permit, together with the costs involved with the taking and selling of such.
4. The timber sale Forester shall halt timber sale activities if site damage (e.g. compaction and rutting) becomes excessive. Timber sale activities shall not resume until the ground conditions are sufficient to minimize site damage.
5. Any scaling done on the permits will be done using Scribner Decimal "C".
6. Interest may be charged on all overrun and scale fees not paid within 30 days from date of scale or it will be considered a trespass and treated accordingly.
7. All equipment and timber (cut and uncut) not removed from permit area within 30 days of permit expiration date, becomes the property of the County of Aitkin and removal of such will constitute trespass.
8. The County may during the term of this permit adjust timber stumpage prices. The current stumpage price at the time of scaling will be charged on all informal sales on second extension.
9. All timber sold on this permit are subject to Minnesota Statute 282.

STATE OF MINNESOTA

Kirk Peysar
County Auditor of Aitkin County, MN *QB*
[Signature]
Purchaser

**MONTHLY STATEMENT OF BUSINESS TRANSACTED IN
OFFICE OF COUNTY RECORDER, AITKIN COUNTY
July 2019**

NATURE OF BUSINESS TRANSACTED	FEES RECEIVED
COUNTY RECORDER FEES	\$40.00
MISC RECEIPTS	\$0.00
COPIES & C/COPIES	\$2,722.35
NOTARY	\$20.00
TORRENS	\$241.00
TORRENS ASSURANCE *** 9.2031	\$25.50
COUNTY GENERAL FUND	\$7,627.00
STATE TREASURY GENERAL FUND *** 9.2036	\$5,701.50
LAND RECORDS COMPLIANCE FUND (UNALLOC) 1-100-195-5529	\$5,973.00
RECORDER TECHNOLOGY FUND 1-100-196-5529	\$5,430.00
COUNTY WELL CERTIFICATE	\$157.50
STATE WELL CERTIFICATE *** 9.2027	\$892.50
COUNTY DEATH CERTIFICATE	\$203.00
STATE DEATH SURCHARGE *** 9.2022	\$224.00
COUNTY BIRTH CERTIFICATES	\$453.00
STATE BIRTH SURCHARGE *** 9.2022	\$220.00
CHILDREN'S SURCHARGE *** 9.2024	\$165.00
LEGISLATIVE SURCHARGE (144.226 SUBD 3 (b)) *** 9.2036	\$550.00
TOTAL DEPOSIT OF CASH OR CHECKS TO THE AITKIN COUNTY TREASURER	\$30,645.35

RECORDING DONE FOR WHICH NO PAYMENT WAS RECEIVED

VETERANS HONORABLE DISCHARGES	\$0.00
AITKIN COUNTY	\$276.00
AITKIN CO ROAD & BRIDGE	\$736.00
OTHERS	\$0.00
TOTAL	\$1,012.00

Michael T. Moriarty

Michael T. Moriarty, Aitkin County Recorder

By *Paul C. Hopp*

Deputy

July 31, 2019

Documents Recorded for Month: 565

Documents Recorded for Year: 2,638

Previous Year Statistics

Documents Recorded for Month:

Documents Recorded for Year: 6046

Last Year's Monthly Deposit:

Mille Lacs Equal Rights Foundation

P.O. Box 62

Wahkon, MN 56386

www.MilleLacsEqualRightsFoundation.org

August 1, 2019

Dear fellow Minnesotan,

Probably you—like we—have noted the alarming increase of business failures in northern Mille Lacs County.

During recent years more than 60 businesses in our area have closed their doors. Lacking willing buyers, many are eventually purchased by our single deep-pockets buyer, the Mille Lacs Band organization. The purchased properties then often sit vacant in defeat and deterioration, eroding the tax base, and pitting citizen against citizen.

We think this situation is closely tied to the steady decline of tourism and sense of despair that has resulted from the ongoing lake management controversy.

We know that a solution to this controversy is achievable only via the courts.

The Mille Lacs Equal Rights Foundation, in partnership with the Citizen's Equal Rights Foundation and the City of Wahkon, have challenged the court ruling that created the controversy nearly 30 years ago.

This is an expensive legal challenge. We ask that for the benefit of our communities and our State you consider a donation to this cause. Any amount will help, and we promise to use it wisely.

For questions please visit our website at wwwMilleLacsEqualRightsFoundation.org or email us at info@MilleLacsEqualRightsFoundatiom.org. We thank you for your consideration of this request.

Sincerely,

MERF Board of Directors

Nancy Walicki, Secretary/Treasurer

Mille Lacs Equal Rights Foundation (MERF), a 501c3 non-profit corporation recognized as a private foundation, has been in existence in its current form for 13 years. MERF's mission is to educate, advocate and litigate for equal rights for all residents, tribal and non-tribal who live within and around government designated Indian communities in Mille Lacs County.

WE NEED YOUR HELP! WILL YOU HELP?



VFW AUXILIARY

UNWAVERING SUPPORT FOR UNCOMMON HEROES®

Auxiliary VFW Post 2747

PO Box 65

McGregor, MN 55760

July 19, 2019

Sheriff Dan Guida
217 Second Street NW, Room 185
Aitkin, MN 56431

Subj: Sentence to Serve

Dear Sheriff,

The past year, the McGregor VFW had the terrific help from your Sentence to Serve Crew. Pat brought 5 folks to install new baseboard in our kitchen area. More recently, Kent's crew helped load all the tables and chairs into temporary storage. The dance floor was being refinished.

Both of these project involved manpower that our Post did not have and the STS crew was a tremendous help. We really appreciate having their assistance!

The Sentence To Serve program is a great asset for our community. We hope it will continue to be available for Aitkin County residents. Thank you!

Sincerely,

Karen Reid
President - Auxiliary VFW Post 2747

✓ Cc: Aitkin County Commissioners, Room 130



DDA
David Drown Associates, Inc.
Public Finance Advisors

Minneapolis Office:
5029 Upton Avenue South
Minneapolis, MN 55410-2244
(612)920-3320 xtn 107 | fax (612) 605-2375
www.daviddrown.com

June 25, 2019

Aitkin County Board
Aitkin County
209 Second Street NW
Aitkin MN 56431

**RE: City of Aitkin
2018 TIF Disclosure**

Dear County Commissioners:

Enclosed please find a copy of Aitkin's TIF Annual Disclosure Report as it pertains to their 2018 TIF Reports. Please direct any questions or concerns to this office.

On behalf of the City,

Sonya Bubany
David Drown Associates, Inc.
sonya@daviddrown.com



DDA

David Drown Associates, Inc.
Public Finance Advisors

Minneapolis Office:
5029 Upton Avenue South
Minneapolis, MN 55410-2244
(612)920-3320 xtn 107 | fax (612) 605-2375
www.daviddrown.com

June 25, 2019

Kirk Peysar, Auditor
Aitkin County
209 Second Street NW
Aitkin MN 56431

kpeysar@co.aitkin.mn.us

RE: City of Aitkin
2018 TIF Reports

Dear Mr. Peysar:

Enclosed please find one completed copy of Aitkin's 2018 TIF reports. Please direct any questions or concerns to this office.

On behalf of the City,

Sonya Bubany
David Drown Associates, Inc.
sonya@daviddrown.com

CITY OF AITKIN, MINNESOTA

Annual Disclosure of Tax Increment Districts for the Year Ended December 31, 2018

Name of TIF District:	TIF 2 HRA Plan	TIF 5 River Place	TIF 6 Jesh Housing	TIF 8 Senior Asst Living	TIF 9 Armory
Current net tax capacity	0	12,783	15,178	28,829	29,043
Original net tax capacity	0	84	125	24	2,296
Captured net tax capacity	0	12,699	15,053	28,805	26,747
Principal and interest payment due in 2019	0	0	0	20,600	29,296
Tax increment received in 2018	0	917	19,901	38,614	32,565
Tax increment expended in 2018	266,897	48,874	875	23,875	30,171
First tax increment receipt	June, 1992	July, 2000	June, 2003	July, 2006	June, 2017
Date of required decertification	Dec. 31, 2017	Dec. 31, 2025	Dec. 31, 2028	Dec. 31, 2031	Dec. 31, 2042
Increased property tax imposed on other properties as a result of fiscal disparities contribution	0	0	0	0	0

Additional information regarding each district may be obtained from:

Kathleen Ryan, Administrator
 City of Aitkin
 109 First Avenue NW
 Aitkin MN 56431
 Phone: 218-927-2527

Aitkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Tax Increment Financing Annual Reporting Form for the Year Ended December 31, 2018

1	TIF District Name:	TIF 2 HRA Plan
2	Development Authority:	Aitkin
3	District Type:	Redevelopment
4	County Where TIF District is Located:	Aitkin
5	County Identification Number, if any:	952-002

6	For Economic Development districts only: (choose "Not Applicable" for all other districts)	
a	Is the Small City Exception being used?	Not Applicable
b	Is the district used for a Workforce Housing Project?	Not Applicable
7	Is this TIF district in a fiscal disparities area?	Yes
8	If yes, under what option?	Option A

Original TIF Plan Information

9	TIF Plan Approval Date:	9/12/1989
10	Certification Request Date:	9/18/1989
11	Certification Date:	9/22/1989

District Duration

12	Month and year of first receipt of tax increment (actual or anticipated):	6/1992
13	Required Decertification Date:	12/31/2017

TIF Plan Estimates - Modification 8/16/2005

		8/16/2005
ESTIMATED TAX INCREMENT REVENUES (from tax increment generated by the district)		
14	Tax increment revenues distributed from the county	\$ 2,850,000
15	Interest and investment earnings	\$ 0
16	Sales/lease proceeds	\$ 0
17	TIF Credits	\$ 0
18	Total Estimated Tax Increment Revenues	\$ 2,850,000

ESTIMATED PROJECT/FINANCING COSTS (to be paid or financed with tax increment)		
Project costs		
19	Land/building acquisition	\$ 385,000
20	Site improvements/preparation costs	\$ 1,448,354
21	Utilities	\$ 0
22	Other public improvements	\$ 395,046
23	Construction of affordable housing	\$ 0
24	Small city authorized costs, if not already included above	\$ 0
25	Administrative costs	\$ 101,800
26	Estimated Tax Increment Project Costs	\$ 2,330,200

Estimated financing costs		
27	Interest expense	\$ 519,800
28	Total Estimated Project/Financing Costs to be Paid From Tax Increment	\$ 2,850,000

		8/16/2005
ESTIMATED FINANCING		
29	Total amount of bonds to be issued	\$ 555,000

Aitkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Home Overview District Info Debt Interfund Loans PAYG Project Costs Transfers Rev & Exp Balance Sheet

District Information

Special Legislation

1 Was any special legislation enacted for this district?

2

A	B	C	D
Year	Chapter	Article	Section

1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

3 **Captured Tax Capacity** (Only select "Not Applicable" if Decertified or Entirely Tax Exempt)

	2018 Amount
4 Current net tax capacity	+
5 Original net tax capacity	-
6 Captured net tax capacity (If negative, show \$0)	= \$ 0
7 Fiscal disparity deduction, if applicable (option B)	-
8 Captured net tax capacity shared with other taxing jurisdictions	-
9 Captured net tax capacity retained for tax increment financing (If negative, show \$0)	= \$ 0

Fiscal Disparities

10 Enter the amount of total increased property taxes to be paid from outside the TIF district from line 33 of the Department of Revenue's fiscal disparity option A calculation form.

Five-Year Rule

11 Did one or more of the following actions occur before ?

If yes, select "Yes" at the appropriate actions:

- 12 Revenues were paid to a third party
- 13 Bonds were issued and sold to a third party
- 14 Binding contracts with a third party were entered into and the revenues will be spent under the contractual obligation
- 15 Activity costs were paid for and revenues are spent to reimburse a party for payment of the activity costs
- 16 Expenditures were made for housing or public infrastructure purposes as permitted by Minn. Stat. § 469.1763, subd. 3 (a) (5)

Statutory County Correction of Error(s)

17 Has the authority resolved with the county auditor any error qualifying under Minn. Stat. § 469.177, subd. 13, during the year ended December 31, 2018? (If no error occurred, select "No".)

Decertification

18 Has this district been decertified?

19 Actual Decertification Date:

Atkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Home	Overview	Contract Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rat & Exp	Balance Sheet	EJC	ADD
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Financing & Debt

Since 2010, have you made debt service payments on a TIF bond or non-TIF bond, or are the district's increment pledged to pay an outstanding bond?

1 (Do not consider Pay-As-You-Go (PAYG) or Interfund loans) Yes

TIF Principal and Interest

	A	B	C
	Bonds Retired		
	Before 2010	All Prior Years	2018 Amount
2 TIF Bonds issued (other than refunding bonds)	\$ 0	\$ 613,804	\$ 0
3 TIF Refunding bonds issued	\$ 0	\$ 0	\$ 0
4 TIF Bond Principal payments from tax increment	\$ 0	\$ 613,804	\$ 0
5 Interest payments from tax increment (TIF and Non-TIF Bonds)	\$ 0	\$ 201,786	\$ 0

Altlin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Altlin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - General Obligation TIF Bonds
- B - Revenue TIF Bonds
- C - Other TIF Debt
- D - Non-TIF Bonds

A	B	C	D	E	F	G	H	I	J	Principal						Interest							
										K	L	M	N	O	P	Q	R	S	T	U	V	W	
Name	Type	Pooled	Refunded	Refunded	Issue Date	Final Maturity Date	Interest Rate Range	Issue Amount	Amount Refunded (if refunded)	Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2018 From Tax Increment	Paid in 2018 From Other Sources	Additions in Prior Years	Additions in 2018	Outstanding	Due in 2018 From Tax Increment	Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2018 From Tax Increment	Paid in 2018 From Other Sources	Due in 2018 From Tax Increment	
1 \$395,000 Tax Increment Bonds of 1999	A	No	No	Yes	10/1/1999	2/1/2016	5.000 - 5.500 %	\$ 395,000	\$ 0	1 \$ 395,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 170,208	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2 00 Refunding Bonds of 2009	A	No	No	No	8/23/2009	8/1/2020	2.000 - 3.500 %	\$ 218,804	\$ 0	2 \$ 218,804	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 31,577	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3										3													
4										4													
5										5													
6										6													
7										7													
8										8													
9										9													
10										10													
11										11													
12										12													
13										13													
14										14													
15										15													
16										16													
17										17													
18										18													
19										19													
20										20													

Do not consider PAYG and interfund loans. If you need to report additional bonds, please contact the OSA.

2) Comments (500 character limit)

Interfund Loans

1. Does/Did the district have interfund loans outstanding after 2009? No Yes

2. Did this district pay interest on interfund loans that were **refined before 2010**? No Yes

Interfund Loans

	A	B
Due to other TIF districts	\$ 0	\$ 0
Due to non-TIF districts	\$ 0	\$ 0
Due from other TIF districts	\$ 0	\$ 0
Due from non-TIF districts	\$ 0	\$ 0
Total	\$ 0	\$ 0

Principal and Interest

	A	B	C
Due to other TIF districts	\$ 0	\$ 0	\$ 0
Due to non-TIF districts	\$ 0	\$ 0	\$ 0
Due from other TIF districts	\$ 0	\$ 0	\$ 0
Due from non-TIF districts	\$ 0	\$ 0	\$ 0
Total	\$ 0	\$ 0	\$ 0

3. Principal payments paid from this district: \$ 0

4. Interest payments paid from this district: \$ 0

5. **Refined**

6. **Interfund Loans**

7. **Balance 2010**

8. **Prior Years**

9. **2010 Amount**

10. **\$ 0**

11. **\$ 0**

12. **\$ 0**

Aitkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Aitkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - Receivable: Interfund Loan to Other District
- B - Receivable: Interfund Loan to Non-Tax Increment Account
- C - Payable: Interfund Loan from Other District
- D - Payable: Interfund Loan from Non-Tax Increment Account

Type	Name of Second Party (District or Non-Tax Increment Account)		Resolution Date	Final Maturity Date	Interest Rate Range	Authorized Amount	Principal					Interest			Terms				
	District	Non-Tax Increment Account					Prior Years Draw Amount	2018 Draw Amount	Paid/Rec'd in Prior Years	Paid/Rec'd in 2018	Additions/Reductions Prior Years	Additions/Reductions in 2018	Outstanding	Due in 2018		Paid/Rec'd in Prior Years	Paid/Rec'd in 2018	Due in 2018	Modified in 2018?
1					- %		1							1	0				
2					- %		2							1	0				
3					- %		3							1	0				
4					- %		4							1	0				
5					- %		5							1	0				
6					- %		6							1	0				
7					- %		7							1	0				
8					- %		8							1	0				
9					- %		9							1	0				
10					- %		10							1	0				
11					- %		11							1	0				
12					- %		12							1	0				
13					- %		13							1	0				
14					- %		14							1	0				
15					- %		15							1	0				
16					- %		16							1	0				
17					- %		17							1	0				
18					- %		18							1	0				
19					- %		19							1	0				
20					- %		20							1	0				

If you need to report additional interfund loans, please contact the OSA

10: Comments (500 Character limit)

Aitkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	ERC	ADS	Comments
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Pay-As-You-Go (PAYG) Financing

1: Are there any PAYG obligations for this district? No Yes

For the section below, report only the documented PAYG costs to be repaid with tax increment

	A	B	C	D	E	F	G	H	I	J	K	DOCUMENTED PAYG COSTS
	Total All PAYG Through 2018	40 Club Inn and Zeron Teemark Through 2018	Temco Engineering and Manufacturing	MARBRI LLP Through 2018	Aitkin County Growth Inc Through 2018	Computer Associates Through 2018	Stern Rubber Through 2018	PAYG 7 Through 2018	PAYG 8 Through 2018	PAYG 9 Through 2018	PAYG 10 Through 2018	
2 DOCUMENTED PAYG COSTS												
3 Land/building acquisition	\$ 893,317	\$ 160,000	\$ 0	\$ 611,405	\$ 0	\$ 0	\$ 121,912					Land/Bldg Acq 2
4 Site improvements/preparation costs	\$ 795,570	\$ 323,205	\$ 64,013	\$ 231,348	\$ 40,900	\$ 136,104	\$ 0					Site Improv/Prep 3
5 Utilities	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0					Utilities 4
6 Other public improvements	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0					Other Pub Impr 5
7 Construction of affordable housing	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0					Affordable Hsg 6
8 Temporary economic development (jobs) (Minn. Stat. § 469.176, subd. 4c (d))	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0					Small City 7
9 Total documented PAYG costs to be paid with tax increment	\$ 1,688,887	\$ 483,205	\$ 64,013	\$ 842,753	\$ 40,900	\$ 136,104	\$ 121,912	\$ 0	\$ 0	\$ 0	\$ 0	Temp Jobs BA 8
												TOTAL 9

Principal and Interest

10: Outstanding obligation contingent upon available tax increment	12/31/2017	12/31/2018
	\$ 0	\$ 0
11: Principal payments	Prior Years	2018 Amount
	\$ 890,013	\$ 0
12: Interest payments	\$ 35,064	\$ 0

Aitkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Aitkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
							Principal						Interest		
	Name on Development Agreement	Issue Date	Final Maturity Date	Interest Rate Range	Contract / Note Amount	Documented Amount	Paid In Prior Years	Paid in 2018	Additions/ Reductions Prior Years	Additions/ Reductions in 2018	Outstanding	Due In 2019	Paid In Prior Years	Paid In 2018	Due In 2019
1	40 Club Inn and Zeron Teemark	1/1/1990	12/31/2010	0.000 - 0.000 %	\$ 483,205	\$ 483,205	\$ 461,085	\$ 0	\$ (22,140)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2	Temco Engineering and Manufacturing LLC	1/1/1999	12/31/2017	0.000 - 0.000 %	\$ 64,013	\$ 64,013	\$ 60,615	\$ 0	\$ (3,398)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3	MARBRI LLP	1/1/2000	2/1/2016	0.000 - 0.000 %	\$ 842,753	\$ 842,753	\$ 304,766	\$ 0	\$ (537,987)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
4	Aitkin County Growth Inc	1/1/2002	2/1/2018	0.000 - 0.000 %	\$ 40,900	\$ 40,900	\$ 35,811	\$ 0	\$ (5,089)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5	Computer Associates	1/1/2002	2/1/2017	3.500 - 3.500 %	\$ 136,104	\$ 136,104	\$ 75,200	\$ 0	\$ (60,904)	\$ 0	\$ 0	\$ 0	\$ 17,388	\$ 0	\$ 0
6	Stern Rubber	1/1/2003	2/1/2016	3.500 - 3.500 %	\$ 121,912	\$ 121,912	\$ 52,556	\$ 0	\$ (69,356)	\$ 0	\$ 0	\$ 0	\$ 17,676	\$ 0	\$ 0
7						\$ 0					\$ 0				
8						\$ 0					\$ 0				
9						\$ 0					\$ 0				
10						\$ 0					\$ 0				

Comments (500 Character limit)

Aitkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	ADS
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Project Costs

	A	B	C
	Prior Years	2018 Amount	Total Through 2018
PROJECT COSTS (OTHER THAN PAYG)			
1 Land/building acquisition	\$ 237,277	\$ 0	\$ 237,277
2 Site improvements/preparation costs	\$ 280,423	\$ 0	\$ 280,423
3 Utilities	\$ 0	\$ 0	\$ 0
4 Other public improvements	\$ 60,298	\$ 0	\$ 60,298
5 Construction of affordable housing	\$ 0	\$ 0	\$ 0
6 Small city authorized costs, if not already included above	\$ 0	\$ 0	\$ 0
7 Temporary economic development (Jobs) [Minn. Stat. § 469.176, subd. 4c (d)]	\$ 0	\$ 0	\$ 0
8 Authority administrative costs	\$ 85,007	\$ 0	\$ 85,007
9 County administrative costs	\$ 0	\$ 0	\$ 0
10 Subtract prior years' costs paid with public funds other than tax increment	\$ 0		\$ 0
11 Total Project Costs (Other than PAYG) Paid or Financed with Tax Increment and/or TIF Bond Proceeds	\$ 663,005	\$ 0	\$ 663,005
PROJECT COSTS (PAYG)			
12 Land/building acquisition			\$ 893,317
13 Site improvements/preparation costs			\$ 795,570
14 Utilities			\$ 0
15 Other public improvements			\$ 0
16 Construction of affordable housing			\$ 0
17 Small city authorized costs, if not already included above			\$ 0
18 Temporary economic development (Jobs) (Minn. Stat. § 469.176, subd. 4c (d) (2010))			\$ 0
19 Total Documented Project Costs (PAYG) to be Paid with Tax Increment			\$ 1,688,887
20 TOTAL PROJECT COSTS PAID OR TO BE PAID WITH TAX INCREMENT AND/OR TIF BOND PROCEEDS			\$ 2,351,892
21 Amount of any payments included above for activities and improvements located outside the TIF district and paid for or financed with tax increment including administrative costs	\$ 85,007	\$ 0	\$ 85,007

Aitkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Transfers

1 Are there any transfers of tax increment to or from the TIF district? No

A District Name	B Prior Years	C 2018 Amount	D Total Through 2018
--------------------	------------------	------------------	-------------------------

2 **TRANSFERS IN**

Transfers of tax increment from other TIF districts

1			\$ 0
2			\$ 0
3			\$ 0
4			\$ 0
5			\$ 0
6			\$ 0
7			\$ 0
8			\$ 0
9			\$ 0
10			\$ 0
11			\$ 0
12			\$ 0
13			\$ 0
14			\$ 0
15			\$ 0
16			\$ 0
17			\$ 0
18			\$ 0
19			\$ 0
20			\$ 0

3 **Total Transfers In** \$ 0 \$ 0 \$ 0

4 **TRANSFERS OUT**

Transfers of tax increment to other TIF districts

1			\$ 0
2			\$ 0
3			\$ 0
4			\$ 0
5			\$ 0
6			\$ 0
7			\$ 0
8			\$ 0
9			\$ 0
10			\$ 0
11			\$ 0
12			\$ 0
13			\$ 0
14			\$ 0
15			\$ 0
16			\$ 0
17			\$ 0
18			\$ 0
19			\$ 0
20			\$ 0

5 **Total Transfers Out** \$ 0 \$ 0 \$ 0

Aitkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	AT
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Revenues, Expenditures, and Changes in Tax Increment Balance

	A	B	C
	Prior Years	2018 Amount	Total Through 2018
REVENUES			
1 Tax increment revenues distributed from the county	\$ 2,139,094	\$ 0	\$ 2,139,094
2 Interest and investment earnings	\$ 17,671	\$ 0	\$ 17,671
3 TIF Credits	\$ 0	\$ 0	\$ 0
4 Loan/advance repayments	\$ 0	\$ 0	\$ 0
5 Lease proceeds	\$ 0	\$ 0	\$ 0
6 Repayments or return of tax increment per agreements	\$ 0	\$ 0	\$ 0
7 Total Revenues	\$ 2,156,765	\$ 0	\$ 2,156,765
EXPENDITURES			
8 Project costs (other than PAYG)	\$ 663,005	\$ 0	\$ 663,005
9 Tax increment returned to the county	\$ 0	\$ 266,897	\$ 266,897
Bond Payments			
Principal			
10 Payments for PAYG note or contract	\$ 990,013	\$ 0	\$ 990,013
11 Payments on all other TIF bonds	\$ 613,804	\$ 0	\$ 613,804
Interest			
12 Interest on PAYG	\$ 35,064	\$ 0	\$ 35,064
13 Interest on all other (TIF and Non-TIF) bonds	\$ 201,786	\$ 0	\$ 201,786
14 Interest on interfund loans	\$ 0	\$ 0	\$ 0
15 Total Expenditures	\$ 2,503,672	\$ 266,897	\$ 2,770,569
16 Revenues over (under) expenditures	\$ (346,907)	\$ (266,897)	\$ (613,804)
OTHER SOURCES AND USES			
17 Transfers in	\$ 0	\$ 0	\$ 0
18 Transfers out	\$ 0	\$ 0	\$ 0
19 TIF Bonds issued (other than refunding bonds)	\$ 613,804	\$ 0	\$ 613,804
20 Refunding TIF bonds issued	\$ 0	\$ 0	\$ 0
21 TIF Bonds refunded	\$ 0	\$ 0	\$ 0
22 TIF Bond discount	\$ 0	\$ 0	\$ 0
23 TIF Bond premium	\$ 0	\$ 0	\$ 0
24 Sales of property	\$ 0	\$ 0	\$ 0
25 Other (see instructions, comment required)	\$ 0	\$ 0	\$ 0
26 Total Other Sources and Uses	\$ 613,804	\$ 0	\$ 613,804
27 Net change in tax increment balances	\$ 266,897	\$ (266,897)	\$ 0
28 Tax Increment balance (beginning 01/01/2018)		\$ 266,897	
29 Tax Increment balance (ending 12/31/2018)		\$ 0	

Comments (500 Character limit):

30	District was decertified and all remaining funds were returned to the County for redistribution.
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Aitkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance
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Balance Sheet

		A	B
		12/31/2017	12/31/2018
ASSETS			
1	Cash	\$ 266,897	\$ 0
2	Investments	\$ 0	\$ 0
3	Due from other TIF districts	\$ 0	\$ 0
4	Due from non-tax increment accounts	\$ 0	\$ 0
5	Interest receivable	\$ 0	\$ 0
6	Taxes receivable	\$ 0	\$ 0
7	Other receivables	\$ 0	\$ 0
8	Property held for resale	\$ 0	\$ 0
9	Total Assets	\$ 266,897	\$ 0
LIABILITIES			
10	Due to other TIF districts	\$ 0	\$ 0
11	Due to non-tax increment accounts	\$ 0	\$ 0
12	Accounts payable	\$ 0	\$ 0
13	Unearned revenue	\$ 0	\$ 0
14	Total Liabilities	\$ 0	\$ 0
15	Deferred Inflows	\$ 0	\$ 0
16	Total Liabilities and Deferred Inflows	\$ 0	\$ 0
TAX INCREMENT BALANCE			
17	Total Tax Increment Balance	\$ 266,897	\$ 0
18	Total Liabilities and Tax Increment Balance	\$ 266,897	\$ 0

Aitkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance She
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Excess Increment Calculation

Excess increment calculation report required?

If the total costs authorized by the TIF plan to be paid or financed with tax increment from the district exceed the total tax increment collected from the district by 20 percent or more, the excess increment calculation is not required to be reported.

Excess increment calculation reporting exemption: Minn. Stat. § 469.176, subd. 2 (g).

1	Tax increment generated by the district since certification	\$ 2,156,765
2	Multiply the above amount by 1.2	\$ 2,588,118
3	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 2,850,000
4	Based on the calculation above, the Excess Increment Calculation Report is:	NOT REQUIRED

Excess Increment Calculation Report

5	Total tax increment generated by the district since certification	\$ 2,156,765
6	Subtract total tax increment returned to the county	\$ 266,897
7	Subtotal A	\$ 1,889,868
8	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 2,850,000
9	Subtract authorized costs that have been or will be paid from sources other than tax increment	
10	Subtract principal and interest payments due after the year ended December 31, 2018	
	Add transfers of increment made prior to December 31, 2018, used to pay for Minn. Stat. § 469.1763 deficits	
11		
12	Subtotal B	\$ 2,850,000
13	Excess increment (Subtract subtotal B from subtotal A)	\$ (960,132)
	Subtract any of the authorized uses of excess increment listed below:	
14	Prepayment of any outstanding bonds	
15	Discharge of the pledge of tax increment for any outstanding bonds	
16	Payment into an escrow account dedicated to the payment of any outstanding bond	
17	Excess increment after subtractions of authorized uses*	\$ (960,132)

*Excess increments after subtractions must be returned to the county for distribution to the city, county, and school districts in which the TIF district is located within nine months after the end of the year (by September 30).

Aitkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

- Home
- Overview
- District Info
- Debt
- Interfund Loans
- PAYG
- Project Costs
- Transfers
- Rev & Expr
- B:

2018 Annual Disclosure Statement

- 1 Name of Development Authority:
- 2 Name of Municipality:
- 3
(Name of the Newspaper) (Date of Publication)

The following information represents the annual disclosure of tax increment districts for the year ended December 31, 2018.

		<u>TIF 2 HRA Plan</u>
4	Current net tax capacity	\$ 0
5	Original net tax capacity	\$ 0
6	Captured net tax capacity	\$ 0
7	Principal and interest payments due in 2019	\$ 0
8	Tax increment received in 2018	\$ 0
9	Tax increment expended in 2018	\$ 266,897
10	Month and year of first tax increment receipt	6/1992
11	Date of required decertification	12/31/2017
12	The total increased property taxes to be paid from outside the district if fiscal disparities Option A applies*	\$ 0

* The fiscal disparities property tax law provides that the growth in commercial-industrial property tax values is shared throughout the area. In a tax increment financing district, this value sharing can either result in a decrease in tax increment financing district revenue or a tax increase for other properties in the municipality depending on whether the tax increment financing district contributes its share of the growth. Amounts displayed here indicate that the district did not contribute its growth in commercial-industrial property tax values and represent the resulting increase in taxes on other properties in the City for taxes payable in 2018.

Additional information regarding this district may be obtained from:

- 13 Name:
- 14 Address:
- 15 City:
- 16 State:
- 17 Zip Code:
- 18 Phone: *Enter as 6512962551.*
- 19 Email:

Enter 'none' if no email address.

Aitkin - TIF 2 HRA Plan - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Bal
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Comments

Please enter any additional comments regarding this district (500 character limit on Comments):

1

Aitkin EDA - TIF 5 River Place Twnhms - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Tax Increment Financing Annual Reporting Form for the Year Ended December 31, 2018

1	TIF District Name:	TIF 5 River Place Twnhms
2	Development Authority:	Aitkin EDA
3	District Type:	Housing
4	County Where TIF District is Located:	Aitkin
5	County Identification Number, if any:	952-005

6	For Economic Development districts only: (choose "Not Applicable" for all other districts)	
a	Is the Small City Exception being used?	Not Applicable
b	Is the district used for a Workforce Housing Project?	Not Applicable
7	Is this TIF district in a fiscal disparities area?	Yes
8	If yes, under what option?	Option A

Original TIF Plan Information

9	TIF Plan Approval Date:	3/2/1998
10	Certification Request Date:	4/29/1998
11	Certification Date:	5/1/1998

District Duration

12	Month and year of first receipt of tax increment (actual or anticipated):	7/2000
13	Required Decertification Date:	12/31/2025

TIF Plan Estimates - Original Plan 3/2/1998

		3/2/1998
ESTIMATED TAX INCREMENT REVENUES (from tax increment generated by the district)		
14	Tax increment revenues distributed from the county	\$ 475,000
15	Interest and investment earnings	\$ 0
16	Sales/lease proceeds	\$ 0
17	TIF Credits	\$ 0
18	Total Estimated Tax Increment Revenues	\$ 475,000

ESTIMATED PROJECT/FINANCING COSTS (to be paid or financed with tax increment)		
Project costs		
19	Land/building acquisition	\$ 0
20	Site improvements/preparation costs	\$ 142,500
21	Utilities	\$ 0
22	Other public improvements	\$ 0
23	Construction of affordable housing	\$ 0
24	Small city authorized costs, if not already included above	\$ 0
25	Administrative costs	\$ 47,500
26	Estimated Tax Increment Project Costs	\$ 190,000

Estimated financing costs		
27	Interest expense	\$ 285,000
28	Total Estimated Project/Financing Costs to be Paid From Tax Increment	\$ 475,000

		3/2/1998
ESTIMATED FINANCING		
29	Total amount of bonds to be issued	\$ 170,000

Aitkin EDA - TIF 5 River Place Twnhms - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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District Information

Special Legislation

1 Was any special legislation enacted for this district?

2	A	B	C	D
	Year	Chapter	Article	Section
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

3 **Captured Tax Capacity** (Only select "Not Applicable" if Decertified or Entirely Tax Exempt)

	2018 Amount
4 Current net tax capacity	+ \$ 12,783
5 Original net tax capacity	- \$ 84
6 Captured net tax capacity (If negative, show \$0)	= \$ 12,699
7 Fiscal disparity deduction, if applicable (option B)	- \$ 0
8 Captured net tax capacity shared with other taxing jurisdictions	- \$ 0
9 Captured net tax capacity retained for tax increment financing (If negative, show \$0)	= \$ 12,699

Fiscal Disparities

10 Enter the amount of total increased property taxes to be paid from outside the TIF district from line 33 of the Department of Revenue's fiscal disparity option A calculation form.

Five-Year Rule

11 Did one or more of the following actions occur before ?

If yes, select "Yes" at the appropriate actions:

- 12 Revenues were paid to a third party
- 13 Bonds were issued and sold to a third party
- 14 Binding contracts with a third party were entered into and the revenues will be spent under the contractual obligation
- 15 Activity costs were paid for and revenues are spent to reimburse a party for payment of the activity costs
- 16 Expenditures were made for housing or public infrastructure purposes as permitted by Minn. Stat. § 469.1763, subd. 3 (a) (5)

Statutory County Correction of Error(s)

17 Has the authority resolved with the county auditor any error qualifying under Minn. Stat. § 469.177, subd. 13, during the year ended December 31, 2018? (If no error occurred, select "No".)

Decertification

18 Has this district been decertified?

19 Actual Decertification Date:

Financing & Debt

Since 2010, have you made debt service payments on a TR bond or non-TR bond, or on the district's warrant

(do not consider Pay-At-Risk (PAR) or interest loans)

No

TR Principal and Interest

7	TR Bonds Issued (other than refunding bonds)	\$	0	\$	0
7	TR Refunding Bonds Issued	\$	0	\$	0
Bonds Retired		A		B	
All Prior Years					
2018 Amount					
4	TR Bond Principal payments from tax increment	\$	0	\$	0
5	Interest payments from tax increment (TR and Non-TR Bonds)	\$	0	\$	0

AIIn EDA - TIF 5 River Place Twnhms - 2018 Annual Reporting Form

AIIn EDA - TIF 5 River Place Twnhms - 2018 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - General Obligation TIF Bonds
- B - Revenue TIF Bonds
- C - Other TIF Debt
- D - Non-TIF Bonds

6											Principal										Interest				
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W		
	Name	Type	Parole	Redeemed	Redeemed	Issue Date	Final Maturity Date	Interest Rate Range	Issue Amount	Amount Refunded (if refunded)	Paid In Prior Years From Tax Increment	Paid In Prior Years From Other Sources	Paid In 2018 From Tax Increment	Paid In 2018 From Other Sources	Additions in Prior Years	Additions in 2018	Outstanding	Due in 2018 From Tax Increment	Paid In Prior Years From Tax Increment	Paid In Prior Years From Other Sources	Paid In 2018 From Tax Increment	Paid In 2018 From Other Sources	Due in 2018 From Tax Increment		
1											1						5	0							
2											2						3	0							
3											3						3	0							
4											4						4	0							
5											5						5	0							
6											6						6	0							
7											7						7	0							
8											8						8	0							
9											9						9	0							
10											10						10	0							
11											11						11	0							
12											12						12	0							
13											13						13	0							
14											14						14	0							
15											15						15	0							
16											16						16	0							
17											17						17	0							
18											18						18	0							
19											19						19	0							
20											20						20	0							

Do not consider PAYG and Interfund loans. If you need to report additional bonds, please contact the OSA.

7. Comments (500 character limit)

Atkins EDA - TF 5 River Place Twinnings - 2018 Annual Reporting Form

Home | Overview | Dashboard | Debt | Interfund Loans | Payroll | Project Costs | Transfers | Rev & Exp | Balance

Interfund Loans

1. Does the district have Interfund loans outstanding after 2009?
 No Yes

2. Did the district pay interest on Interfund loans that were **retired before 2019**?
 No Yes

Interfund Loans

	A	B
3. Due to other TF ds/bbs	12/31/2017	12/31/2018
4. Due to other Government accounts	\$ 0	\$ 0
5. Due from other TF ds/bbs	\$ 0	\$ 0
6. Due from non-tax receivable accounts	\$ 0	\$ 0

Principal and Interest

	A	B	C
7. Principal payments paid from this district	\$ 0	\$ 0	\$ 0
8. Interest payments paid from this district	\$ 0	\$ 0	\$ 0

Retired Interfund Loans
 Before 2010
 First Year: \$ 0
 2018 Amount: \$ 0

Atkin EDA - TIF 5 River Place Twnhms - 2016 Annual Reporting Form

Atkin EDA - TIF 5 River Place Twnhms - 2016 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - Receivable: Interfund Loan to Other District
- B - Receivable: Interfund Loan to Non-Tax Increment Account
- C - Payable: Interfund Loan from Other District
- D - Payable: Interfund Loan from Non-Tax Increment Account

Row	Name of Second Party (District or Non-Tax Increment Account)		Resolution Date	Final Maturity Date	Interest Rate Range	Authorized Amount	Principal					Interest			Terms				
	District	Non-Tax Increment Account					Prior Years Draw Amount	2016 Draw Amount	Paid/Rec'd in Prior Years	Paid/Rec'd in 2016	Additions/Reductions Prior Years	Additions/Reductions in 2016	Outstanding	Due in 2016		Paid/Rec'd in Prior Years	Paid/Rec'd in 2016	Due in 2016	Modified in 2016?
1																			
2																			
3																			
4																			
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			
13																			
14																			
15																			
16																			
17																			
18																			
19																			
20																			

If you need to report additional interfund loans, please contact the OSA.

10) Comments (100 Character limit)

Aikin EDA - TIF 5 River Place Twnhms - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIG	ADS	Comments
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Pay-As-You-Go (PAYG) Financing

1 Are there any PAYG obligations for this district?

For the section below, report only the documented PAYG costs to be repaid with tax increment.

	A	B	C	D	E	F	G	H	I	J	K	
	Total All PAYG Through 2018	Kellar Housing Through 2018	PAYG 2 Through 2018	PAYG 3 Through 2018	PAYG 4 Through 2018	PAYG 5 Through 2018	PAYG 6 Through 2018	PAYG 7 Through 2018	PAYG 8 Through 2018	PAYG 9 Through 2018	PAYG 10 Through 2018	DOCUMENTED PAYG COSTS
2 DOCUMENTED PAYG COSTS												
3 Land/building acquisition	\$ 0	\$ 0										Land/Bldg Acq 2
4 Site improvement/preparation costs	\$ 0	\$ 0										Site Impr/Prep 3
5 Utilities	\$ 0	\$ 0										Utilities 4
6 Other public improvements	\$ 285,000	\$ 285,000										Other Pub Impr 5
7 Construction of affordable housing	\$ 0	\$ 0										Affordable Hsg 6
8 Small city authorized costs, if not already included above	\$ 0	\$ 0										Small City 7
9 Temporary economic development (jobs) (Minn. Stat. § 469.176, subd. 4c (d))	\$ 0	\$ 0										Temp Jobs Bill 8
10 Total documented PAYG costs to be paid with tax increment	\$ 285,000	\$ 285,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	TOTAL 9

Principal and Interest

10 Outstanding obligation contingent upon available tax increment	12/31/2017	12/31/2018
	\$ 0	\$ 0
11 Principal payments	Prior Years	2018 Amount
	\$ 147,628	\$ 0
12 Interest payments	\$ 0	\$ 0

Aikin EDA - TIF 5 River Place Twnhms - 2018 Annual Reporting Form

	A	B	C	D	E	F
	Name on Development Agreement	Issue Date	Final Maturity Date	Interest Rate Range	Contract / Note Amount	Documented Amount
1	Kellar Housing	1/1/2000	12/31/2014	0.000 - 0.000 %	\$ 285,000	\$ 285,000
2						\$ 0
3						\$ 0
4						\$ 0
5						\$ 0
6						\$ 0
7						\$ 0
8						\$ 0
9						\$ 0
10						\$ 0

Aikin EDA - TIF 5 River Place Twnhms - 2018 Annual Reporting Form

	G	H	I	J	K	L	M	N	O
	Principal				Interest				
	Paid In Prior Years	Paid In 2018	Additional Reductions Prior Years	Additional Reductions In 2018	Outstanding	Due In 2018	Paid In Prior Years	Paid In 2018	Due In 2018
1	\$ 147,628	\$ 0	\$ (137,372)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2					\$ 0				
3					\$ 0				
4					\$ 0				
5					\$ 0				
6					\$ 0				
7					\$ 0				
8					\$ 0				
9					\$ 0				
10					\$ 0				

14 Comments (500 Character limit)

Aitkin EDA - TIF 5 River Place Twnhms - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	ADS
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Project Costs

	A	B	C
	Prior Years	2018 Amount	Total Through 2018
PROJECT COSTS (OTHER THAN PAYG)			
1 Land/building acquisition	\$ 0	\$ 0	\$ 0
2 Site improvements/preparation costs	\$ 0	\$ 0	\$ 0
3 Utilities	\$ 0	\$ 0	\$ 0
4 Other public improvements	\$ 0	\$ 0	\$ 0
5 Construction of affordable housing	\$ 0	\$ 0	\$ 0
6 Small city authorized costs, if not already included above	\$ 0	\$ 0	\$ 0
Temporary economic development (Jobs)			
7 [Minn. Stat. § 469.176, subd. 4c (d)]	\$ 0	\$ 0	\$ 0
8 Authority administrative costs	\$ 15,903	\$ 0	\$ 15,903
9 County administrative costs	\$ 0	\$ 0	\$ 0
10 Subtract prior years' costs paid with public funds other than tax increment	\$ 0		\$ 0
11 Total Project Costs (Other than PAYG) Paid or Financed with Tax Increment and/or TIF Bond Proceeds	\$ 15,903	\$ 0	\$ 15,903
PROJECT COSTS (PAYG)			
12 Land/building acquisition			\$ 0
13 Site improvements/preparation costs			\$ 0
14 Utilities			\$ 0
15 Other public improvements			\$ 285,000
16 Construction of affordable housing			\$ 0
17 Small city authorized costs, if not already included above			\$ 0
18 Temporary economic development (Jobs) (Minn. Stat. § 469.176, subd. 4c (d) (2010))			\$ 0
19 Total Documented Project Costs (PAYG) to be Paid with Tax Increment			\$ 285,000
20 TOTAL PROJECT COSTS PAID OR TO BE PAID WITH TAX INCREMENT AND/OR TIF BOND PROCEEDS			\$ 300,903
21 Amount of any payments included above for activities and improvements located outside the TIF district and paid for or financed with tax increment including administrative costs	\$ 15,903	\$ 875	\$ 16,778

Aitkin EDA - TIF 5 River Place Twnhms - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Transfers

1 Are there any transfers of tax increment to or from the TIF district? No

	A	B	C	D
District Name	Prior Years	2018 Amount	Total Through 2018	

2 **TRANSFERS IN**

Transfers of tax increment from other TIF districts

1				\$	0
2				\$	0
3				\$	0
4				\$	0
5				\$	0
6				\$	0
7				\$	0
8				\$	0
9				\$	0
10				\$	0
11				\$	0
12				\$	0
13				\$	0
14				\$	0
15				\$	0
16				\$	0
17				\$	0
18				\$	0
19				\$	0
20				\$	0
3 Total Transfers In		\$ 0	\$ 0	\$	0

4 **TRANSFERS OUT**

Transfers of tax increment to other TIF districts

1				\$	0
2				\$	0
3				\$	0
4				\$	0
5				\$	0
6				\$	0
7				\$	0
8				\$	0
9				\$	0
10				\$	0
11				\$	0
12				\$	0
13				\$	0
14				\$	0
15				\$	0
16				\$	0
17				\$	0
18				\$	0
19				\$	0
20				\$	0
5 Total Transfers Out		\$ 0	\$ 0	\$	0

Aitkin EDA - TIF 5 River Place Twnhms - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	AI
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Revenues, Expenditures, and Changes in Tax Increment Balance

	A	B	C
	Prior Years	2018 Amount	Total Through 2018
REVENUES			
1 Tax increment revenues distributed from the county	\$ 202,059	\$ 0	\$ 202,059
2 Interest and investment earnings	\$ 9,429	\$ 917	\$ 10,346
3 TIF Credits	\$ 0	\$ 0	\$ 0
4 Loan/advance repayments	\$ 0	\$ 0	\$ 0
5 Lease proceeds	\$ 0	\$ 0	\$ 0
6 Repayments or return of tax increment per agreements	\$ 0	\$ 0	\$ 0
7 Total Revenues	\$ 211,488	\$ 917	\$ 212,405
EXPENDITURES			
8 Project costs (other than PAYG)	\$ 15,903	\$ 0	\$ 15,903
9 Tax increment returned to the county	\$ 0	\$ 48,874	\$ 48,874
Bond Payments			
Principal			
10 Payments for PAYG note or contract	\$ 147,628	\$ 0	\$ 147,628
11 Payments on all other TIF bonds	\$ 0	\$ 0	\$ 0
Interest			
12 Interest on PAYG	\$ 0	\$ 0	\$ 0
13 Interest on all other (TIF and Non-TIF) bonds	\$ 0	\$ 0	\$ 0
14 Interest on interfund loans	\$ 0	\$ 0	\$ 0
15 Total Expenditures	\$ 163,531	\$ 48,874	\$ 212,405
16 Revenues over (under) expenditures	\$ 47,957	\$ (47,957)	\$ 0
OTHER SOURCES AND USES			
17 Transfers in	\$ 0	\$ 0	\$ 0
18 Transfers out	\$ 0	\$ 0	\$ 0
19 TIF Bonds issued (other than refunding bonds)	\$ 0	\$ 0	\$ 0
20 Refunding TIF bonds issued	\$ 0	\$ 0	\$ 0
21 TIF Bonds refunded	\$ 0	\$ 0	\$ 0
22 TIF Bond discount	\$ 0	\$ 0	\$ 0
23 TIF Bond premium	\$ 0	\$ 0	\$ 0
24 Sales of property	\$ 0	\$ 0	\$ 0
25 Other (see instructions, comment required)	\$ 0	\$ 0	\$ 0
26 Total Other Sources and Uses	\$ 0	\$ 0	\$ 0
27 Net change in tax increment balances	\$ 47,957	\$ (47,957)	\$ 0
28 Tax Increment balance (beginning 01/01/2018)		\$ 47,957	
29 Tax Increment balance (ending 12/31/2018)		\$ 0	

30 **Comments (500 Character limit):**
 \$48,873.54 returned to the County when district was decertified.

Aitkin EDA - TIF 5 River Place Twnhms - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance
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Balance Sheet

		A	B
		12/31/2017	12/31/2018
ASSETS			
1	Cash	\$ 47,957	\$ 0
2	Investments	\$ 0	\$ 0
3	Due from other TIF districts	\$ 0	\$ 0
4	Due from non-tax increment accounts	\$ 0	\$ 0
5	Interest receivable	\$ 0	\$ 0
6	Taxes receivable	\$ 0	\$ 0
7	Other receivables	\$ 0	\$ 0
8	Property held for resale	\$ 0	\$ 0
9	Total Assets	\$ 47,957	\$ 0
LIABILITIES			
10	Due to other TIF districts	\$ 0	\$ 0
11	Due to non-tax increment accounts	\$ 0	\$ 0
12	Accounts payable	\$ 0	\$ 0
13	Unearned revenue	\$ 0	\$ 0
14	Total Liabilities	\$ 0	\$ 0
15	Deferred Inflows	\$ 0	\$ 0
16	Total Liabilities and Deferred Inflows	\$ 0	\$ 0
TAX INCREMENT BALANCE			
17	Total Tax Increment Balance	\$ 47,957	\$ 0
18	Total Liabilities and Tax Increment Balance	\$ 47,957	\$ 0

Aitkin EDA - TIF 5 River Place Twnhms - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance She
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Excess Increment Calculation

Excess increment calculation report required?

If the total costs authorized by the TIF plan to be paid or financed with tax increment from the district exceed the total tax increment collected from the district by 20 percent or more, the excess increment calculation is not required to be reported.

Excess increment calculation reporting exemption: Minn. Stat. § 469.176, subd. 2 (g).

1	Tax increment generated by the district since certification	\$ 212,405
2	Multiply the above amount by 1.2	\$ 254,886
3	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 475,000
4	Based on the calculation above, the Excess Increment Calculation Report is:	NOT REQUIRED

Excess Increment Calculation Report

5	Total tax increment generated by the district since certification	\$ 212,405
6	Subtract total tax increment returned to the county	\$ 48,874
7	Subtotal A	\$ 163,531
8	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 475,000
9	Subtract authorized costs that have been or will be paid from sources other than tax increment	
10	Subtract principal and interest payments due after the year ended December 31, 2018	
11	Add transfers of increment made prior to December 31, 2018, used to pay for Minn. Stat. § 469.1763 deficits	
12	Subtotal B	\$ 475,000
13	Excess increment (Subtract subtotal B from subtotal A)	\$ (311,469)
Subtract any of the authorized uses of excess increment listed below:		
14	Prepayment of any outstanding bonds	
15	Discharge of the pledge of tax increment for any outstanding bonds	
16	Payment into an escrow account dedicated to the payment of any outstanding bond	
17	Excess increment after subtractions of authorized uses*	\$ (311,469)

*Excess increments after subtractions must be returned to the county for distribution to the city, county, and school districts in which the TIF district is located within nine months after the end of the year (by September 30).

Aitkin EDA - TIF 5 River Place Twnhms - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Expr	Ba
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2018 Annual Disclosure Statement

1 Name of Development Authority:

2 Name of Municipality:

3
 (Name of the Newspaper) (Date of Publication)

The following information represents the annual disclosure of tax increment districts for the year ended December 31, 2018.

		TIF 5 River Place Twnhms
4	Current net tax capacity	\$ 12,783
5	Original net tax capacity	\$ 84
6	Captured net tax capacity	\$ 12,699
7	Principal and interest payments due in 2019	\$ 0
8	Tax increment received in 2018	\$ 917
9	Tax increment expended in 2018	\$ 48,874
10	Month and year of first tax increment receipt	7/2000
11	Date of required decertification	12/31/2025
12	The total increased property taxes to be paid from outside the district if fiscal disparities Option A applies*	\$ 0

* The fiscal disparities property tax law provides that the growth in commercial-industrial property tax values is shared throughout the area. In a tax increment financing district, this value sharing can either result in a decrease in tax increment financing district revenue or a tax increase for other properties in the municipality depending on whether the tax increment financing district contributes its share of the growth. Amounts displayed here indicate that the district did not contribute its growth in commercial-industrial property tax values and represent the resulting increase in taxes on other properties in the City for taxes payable in 2018.

Additional information regarding this district may be obtained from:

13 Name:

14 Address:

15 City:

16 State:

17 Zip Code:

18 Phone: Enter as 6512962551.

19 Email: Enter 'none' if no email address.

Aitkin EDA - TIF 5 River Place Twnhms - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Bala
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Comments

Please enter any additional comments regarding this district (500 character limit on Comments):

1

Aitkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Tax Increment Financing Annual Reporting Form for the Year Ended December 31, 2018

1	TIF District Name:	TIF 6 Jesh Hsg
2	Development Authority:	Aitkin
3	District Type:	Housing
4	County Where TIF District is Located:	Aitkin
5	County Identification Number, if any:	952-006

6	For Economic Development districts only: (choose "Not Applicable" for all other districts)	
a	Is the Small City Exception being used?	Not Applicable
b	Is the district used for a Workforce Housing Project?	Not Applicable
7	Is this TIF district in a fiscal disparities area?	Yes
8	If yes, under what option?	Option A

Original TIF Plan Information

9	TIF Plan Approval Date:	12/20/1999
10	Certification Request Date:	4/7/2000
11	Certification Date:	4/19/2000

District Duration

12	Month and year of first receipt of tax increment (actual or anticipated):	6/2003
13	Required Decertification Date:	12/31/2028

TIF Plan Estimates - Modification 2/23/2004

		2/23/2004
ESTIMATED TAX INCREMENT REVENUES (from tax increment generated by the district)		
14	Tax increment revenues distributed from the county	\$ 425,000
15	Interest and investment earnings	\$ 0
16	Sales/lease proceeds	\$ 0
17	TIF Credits	\$ 0
18	Total Estimated Tax Increment Revenues	\$ 425,000

ESTIMATED PROJECT/FINANCING COSTS (to be paid or financed with tax increment)		
Project costs		
19	Land/building acquisition	\$ 0
20	Site improvements/preparation costs	\$ 382,500
21	Utilities	\$ 0
22	Other public improvements	\$ 0
23	Construction of affordable housing	\$ 0
24	Small city authorized costs, if not already included above	\$ 0
25	Administrative costs	\$ 42,500
26	Estimated Tax Increment Project Costs	\$ 425,000

Estimated financing costs		
27	Interest expense	\$ 0
28	Total Estimated Project/Financing Costs to be Paid From Tax Increment	\$ 425,000

		2/23/2004
ESTIMATED FINANCING		
29	Total amount of bonds to be issued	\$ 155,000

Aitkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Home Overview **District Info** Debt Interfund Loans PAYG Project Costs Transfers Rev & Exp Balance Sheet

District Information

Special Legislation

1 Was any special legislation enacted for this district?

2	A	B	C	D
	Year	Chapter	Article	Section
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

3 **Captured Tax Capacity** (Only select "Not Applicable" if Decertified or Entirely Tax Exempt)

	2018 Amount
4 Current net tax capacity	+ \$ 15,178
5 Original net tax capacity	- \$ 125
6 Captured net tax capacity (If negative, show \$0)	= \$ 15,053
7 Fiscal disparity deduction, if applicable (option B)	- \$ 0
8 Captured net tax capacity shared with other taxing jurisdictions	- \$ 0
9 Captured net tax capacity retained for tax increment financing (If negative, show \$0)	= \$ 15,053

Fiscal Disparities

10 Enter the amount of total increased property taxes to be paid from outside the TIF district from line 33 of the Department of Revenue's fiscal disparity option A calculation form.

Five-Year Rule

11 Did one or more of the following actions occur before ?

If yes, select "Yes" at the appropriate actions:

12 Revenues were paid to a third party	<input type="text" value="No"/>
13 Bonds were issued and sold to a third party	<input type="text" value="No"/>
14 Binding contracts with a third party were entered into and the revenues will be spent under the contractual obligation	<input type="text" value="Yes"/>
15 Activity costs were paid for and revenues are spent to reimburse a party for payment of the activity costs	<input type="text" value="No"/>
16 Expenditures were made for housing or public infrastructure purposes as permitted by Minn. Stat. § 469.1763, subd. 3 (a) (5)	<input type="text" value="No"/>

Statutory County Correction of Error(s)

17 Has the authority resolved with the county auditor any error qualifying under Minn. Stat. § 469.177, subd. 13, during the year ended December 31, 2018? (If no error occurred, select "No".)

Decertification

18 Has this district been decertified?

19 Actual Decertification Date:

Altlin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Home | Overview | District Info | Debt | Interfund Loans | PAYG | Project Costs | Transfers | Rev & Exp | Balance Sheet | EIC | ADE

Financing & Debt

Since 2010, have you made debt service payments on a TIF bond or non-TIF bond, or are the district's increment pledged to pay an outstanding bond?

1) No

TIF Principal and Interest

	A	B	C
	Bonds Retired		
	Before 2010	All Prior Years	2018 Amount
2) TIF Bonds issued (other than refunding bonds)	\$ 0	\$ 0	\$ 0
3) TIF Refunding bonds issued	\$ 0	\$ 0	\$ 0
4) TIF Bond Principal payments from tax increment	\$ 0	\$ 0	\$ 0
5) Interest payments from tax increment (TIF and Non-TIF Bonds)	\$ 0	\$ 0	\$ 0

Allkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Allkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - General Obligation TIF Bonds
- B - Revenue TIF Bonds
- C - Other TIF Debt
- D - Non-TIF Bonds

	A	B	C	D	E	F	G	H	I	J	Principal						Interest							
	Name	Type	Fiscal Year	Reissued	Revised	Issue Date	Fiscal Maturity Date	Interest Rate Range	Issue Amount	Amount Refunded (if refunded)	Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2018 From Tax Increment	Paid in 2018 From Other Sources	Additions in Prior Years	Additions in 2019	Outstanding	Due in 2019 From Tax Increment	Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2018 From Tax Increment	Paid in 2018 From Other Sources	Due in 2019 From Tax Increment	
1																	0							
2																	0							
3																	0							
4																	0							
5																	0							
6																	0							
7																	0							
8																	0							
9																	0							
10																	0							
11																	0							
12																	0							
13																	0							
14																	0							
15																	0							
16																	0							
17																	0							
18																	0							
19																	0							
20																	0							

Do not consider PAYG and Interfund loans. If you need to report additional bonds, please contact the GSA.

7 Comments (500 character limit)

Atkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Item	Current	Outlets	Debt	Interfund Loans	PAYC	Project Costs	Transfers	Rev & Exp	Balance
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Interfund Loans

1. Does/Did this district have Interfund loans outstanding after 2007?

2. Did the district pay interest on Interfund loans that were issued before 2017?

Interfund Loans

A		B	
Due to other TIF districts	\$ 0	Due to other TIF districts	\$ 0
Due to non-TIF accounts	\$ 0	Due from other TIF districts	\$ 0
Due from non-TIF accounts	\$ 0	Due from non-TIF accounts	\$ 0
12/31/2017		12/31/2018	
A		B	

Interfund Loans

A		B		C	
Interest payments paid from the district		Interest payments paid from the district		Interest payments paid from the district	
Before 2010		Prior Year		2018 Amount	
\$ 0		\$ 0		\$ 0	

7. Principal payments paid from the district

8. Interest payments paid from the district

Atkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Atkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - Receivable: Interfund Loan to Other District
- B - Receivable: Interfund Loan to Non-Tax Increment Account
- C - Payable: Interfund Loan from Other District
- D - Payable: Interfund Loan from Non-Tax Increment Account

9	Name of Second Party (District or Non-Tax Increment Account)						Principal						Interest				5	
	District	Non-Tax Increment Account	Resolution Date	Final Maturity Date	Interest Rate Range	Authorized Amount	Prior Years Draw Amount	2018 Draw Amount	Paid/Rec'd in Prior Years	Paid/Rec'd in 2018	Additions/Reductions Prior Years	Additions/Reductions In 2018	Outstanding	Due In 2018	Paid/Rec'd in Prior Years	Paid/Rec'd in 2018	Due in 2019	Modified in 2018?
1																		
2																		
3																		
4																		
5																		
6																		
7																		
8																		
9																		
10																		
11																		
12																		
13																		
14																		
15																		
16																		
17																		
18																		
19																		
20																		

If you need to report additional interfund loans, please contact the OSA.

Comments (500 Character limit):

Aitkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	ESC	ADS	Comments
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Pay-As-You-Go (PAYG) Financing

1 Are there any PAYG obligations for this district? No Yes

For the section below, report only the documented PAYG costs to be repaid with tax increment.

	A	B	C	D	E	F	G	H	I	J	K	
	Total All PAYG Through 2018	Jesh Housing Through 2018	PAYG 2 Through 2018	PAYG 3 Through 2018	PAYG 4 Through 2018	PAYG 6 Through 2018	PAYG 6 Through 2018	PAYG 7 Through 2018	PAYG 8 Through 2018	PAYG 9 Through 2018	PAYG 10 Through 2018	DOCUMENTED PAYG COSTS
2												
3	\$ 0	\$ 0										Land/Bldg Acq 2
4	\$ 16,511	\$ 16,511										Site Impv/Prep 3
5	\$ 365,989	\$ 365,989										Utilities 4
6	\$ 0	\$ 0										Other Pub Impr 5
7	\$ 0	\$ 0										Affordable Hsg 6
8	\$ 0	\$ 0										Small City 7
9	\$ 0	\$ 0										Temp Jobs Bll 8
9	\$ 382,500	\$ 382,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	TOTAL 9

Principal and Interest

10	Outstanding obligation contingent upon available tax increment	12/31/2017	12/31/2018
		\$ 0	\$ 0
11	Principal payments	Prior Years	2018 Amount
		\$ 247,813	\$ 0
12	Interest payments	\$ 0	\$ 0

Aitkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

	A	B	C	D	E	F
	Name on Development Agreement	Issue Date	Final Maturity Date	Interest Rate Range	Contract / Note Amount	Documented Amount
1	Jesh Housing	10/11/2001	12/31/2018	0.000 - 0.000 %	\$ 382,500	\$ 382,500
2						\$ 0
3						\$ 0
4						\$ 0
5						\$ 0
6						\$ 0
7						\$ 0
8						\$ 0
9						\$ 0
10						\$ 0

Aitkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

	G	H	I	J	K	L	M	N	O
	Principal				Interest				
	Paid In Prior Years	Paid In 2018	Additions/Reductions Prior Years	Additions/Reductions In 2018	Outstanding	Due In 2018	Paid In Prior Years	Paid In 2018	Due In 2018
1	\$ 247,813	\$ 0	\$ (134,687)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2					\$ 0				
3					\$ 0				
4					\$ 0				
5					\$ 0				
6					\$ 0				
7					\$ 0				
8					\$ 0				
9					\$ 0				
10					\$ 0				

Comments (500 Character limit)

Aitkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	ADS
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Project Costs

	A	B	C
	Prior Years	2018 Amount	Total Through 2018
PROJECT COSTS (OTHER THAN PAYG)			
1 Land/building acquisition	\$ 0	\$ 0	\$ 0
2 Site improvements/preparation costs	\$ 8,458	\$ 0	\$ 8,458
3 Utilities	\$ 0	\$ 0	\$ 0
4 Other public improvements	\$ 0	\$ 0	\$ 0
5 Construction of affordable housing	\$ 0	\$ 0	\$ 0
6 Small city authorized costs, if not already included above	\$ 0	\$ 0	\$ 0
7 Temporary economic development (Jobs) [Minn. Stat. § 469.176, subd. 4c (d)]	\$ 0	\$ 0	\$ 0
8 Authority administrative costs	\$ 15,371	\$ 875	\$ 16,246
9 County administrative costs	\$ 0	\$ 0	\$ 0
10 Subtract prior years' costs paid with public funds other than tax increment	\$ 0		\$ 0
11 Total Project Costs (Other than PAYG) Paid or Financed with Tax Increment and/or TIF Bond Proceeds	\$ 23,829	\$ 875	\$ 24,704
PROJECT COSTS (PAYG)			
12 Land/building acquisition			\$ 0
13 Site improvements/preparation costs			\$ 16,511
14 Utilities			\$ 365,989
15 Other public improvements			\$ 0
16 Construction of affordable housing			\$ 0
17 Small city authorized costs, if not already included above			\$ 0
18 Temporary economic development (Jobs) (Minn. Stat. § 469.176, subd. 4c (d) (2010))			\$ 0
19 Total Documented Project Costs (PAYG) to be Paid with Tax Increment			\$ 382,500
20 TOTAL PROJECT COSTS PAID OR TO BE PAID WITH TAX INCREMENT AND/OR TIF BOND PROCEEDS			\$ 407,204
21 Amount of any payments included above for activities and improvements located outside the TIF district and paid for or financed with tax increment including administrative costs	\$ 15,371	\$ 875	\$ 16,246

Aitkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Transfers

1 Are there any transfers of tax increment to or from the TIF district? No

A District Name	B Prior Years	C 2018 Amount	D Total Through 2018
--------------------	------------------	------------------	-------------------------

2 **TRANSFERS IN**

Transfers of tax increment from other TIF districts

1			\$ 0
2			\$ 0
3			\$ 0
4			\$ 0
5			\$ 0
6			\$ 0
7			\$ 0
8			\$ 0
9			\$ 0
10			\$ 0
11			\$ 0
12			\$ 0
13			\$ 0
14			\$ 0
15			\$ 0
16			\$ 0
17			\$ 0
18			\$ 0
19			\$ 0
20			\$ 0
3 Total Transfers In	\$ 0	\$ 0	\$ 0

4 **TRANSFERS OUT**

Transfers of tax increment to other TIF districts

1			\$ 0
2			\$ 0
3			\$ 0
4			\$ 0
5			\$ 0
6			\$ 0
7			\$ 0
8			\$ 0
9			\$ 0
10			\$ 0
11			\$ 0
12			\$ 0
13			\$ 0
14			\$ 0
15			\$ 0
16			\$ 0
17			\$ 0
18			\$ 0
19			\$ 0
20			\$ 0
5 Total Transfers Out	\$ 0	\$ 0	\$ 0

Aitkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	AL
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Revenues, Expenditures, and Changes in Tax Increment Balance

	A	B	C
	Prior Years	2018 Amount	Total Through 2018
REVENUES			
1 Tax increment revenues distributed from the county	\$ 284,297	\$ 19,781	\$ 304,078
2 Interest and investment earnings	\$ 325	\$ 120	\$ 445
3 TIF Credits	\$ 0	\$ 0	\$ 0
4 Loan/advance repayments	\$ 0	\$ 0	\$ 0
5 Lease proceeds	\$ 0	\$ 0	\$ 0
6 Repayments or return of tax increment per agreements	\$ 0	\$ 0	\$ 0
7 Total Revenues	\$ 284,622	\$ 19,901	\$ 304,523
EXPENDITURES			
8 Project costs (other than PAYG)	\$ 23,829	\$ 875	\$ 24,704
9 Tax increment returned to the county	\$ 0	\$ 0	\$ 0
Bond Payments			
Principal			
10 Payments for PAYG note or contract	\$ 247,813	\$ 0	\$ 247,813
11 Payments on all other TIF bonds	\$ 0	\$ 0	\$ 0
Interest			
12 Interest on PAYG	\$ 0	\$ 0	\$ 0
13 Interest on all other (TIF and Non-TIF) bonds	\$ 0	\$ 0	\$ 0
14 Interest on interfund loans	\$ 0	\$ 0	\$ 0
15 Total Expenditures	\$ 271,642	\$ 875	\$ 272,517
16 Revenues over (under) expenditures	\$ 12,980	\$ 19,026	\$ 32,006
OTHER SOURCES AND USES			
17 Transfers in	\$ 0	\$ 0	\$ 0
18 Transfers out	\$ 0	\$ 0	\$ 0
19 TIF Bonds issued (other than refunding bonds)	\$ 0	\$ 0	\$ 0
20 Refunding TIF bonds issued	\$ 0	\$ 0	\$ 0
21 TIF Bonds refunded	\$ 0	\$ 0	\$ 0
22 TIF Bond discount	\$ 0	\$ 0	\$ 0
23 TIF Bond premium	\$ 0	\$ 0	\$ 0
24 Sales of property	\$ 0	\$ 0	\$ 0
25 Other (see instructions, comment required)	\$ 0	\$ 0	\$ 0
26 Total Other Sources and Uses	\$ 0	\$ 0	\$ 0
27 Net change in tax increment balances	\$ 12,980	\$ 19,026	\$ 32,006
28 Tax Increment balance (beginning 01/01/2018)		\$ 12,980	
29 Tax Increment balance (ending 12/31/2018)		\$ 32,006	

30 Comments (500 Character limit):

Aitkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance
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Balance Sheet

		A	B
		12/31/2017	12/31/2018
ASSETS			
1	Cash	\$ 12,980	\$ 32,006
2	Investments	\$ 0	\$ 0
3	Due from other TIF districts	\$ 0	\$ 0
4	Due from non-tax increment accounts	\$ 0	\$ 0
5	Interest receivable	\$ 0	\$ 0
6	Taxes receivable	\$ 0	\$ 0
7	Other receivables	\$ 0	\$ 0
8	Property held for resale	\$ 0	\$ 0
9	Total Assets	\$ 12,980	\$ 32,006
LIABILITIES			
10	Due to other TIF districts	\$ 0	\$ 0
11	Due to non-tax increment accounts	\$ 0	\$ 0
12	Accounts payable	\$ 0	\$ 0
13	Unearned revenue	\$ 0	\$ 0
14	Total Liabilities	\$ 0	\$ 0
15	Deferred Inflows	\$ 0	\$ 0
16	Total Liabilities and Deferred Inflows	\$ 0	\$ 0
TAX INCREMENT BALANCE			
17	Total Tax Increment Balance	\$ 12,980	\$ 32,006
18	Total Liabilities and Tax Increment Balance	\$ 12,980	\$ 32,006

Aitkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance She
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Excess Increment Calculation

Excess increment calculation report required?

If the total costs authorized by the TIF plan to be paid or financed with tax increment from the district exceed the total tax increment collected from the district by 20 percent or more, the excess increment calculation is not required to be reported.

Excess increment calculation reporting exemption: Minn. Stat. § 469.176, subd. 2 (g).

1	Tax increment generated by the district since certification	\$ 304,523
2	Multiply the above amount by 1.2	\$ 365,428
3	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 425,000
4	Based on the calculation above, the Excess Increment Calculation Report is:	NOT REQUIRED

Excess Increment Calculation Report

5	Total tax increment generated by the district since certification	\$ 304,523
6	Subtract total tax increment returned to the county	\$ 0
7	Subtotal A	\$ 304,523
8	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 425,000
9	Subtract authorized costs that have been or will be paid from sources other than tax increment	
10	Subtract principal and interest payments due after the year ended December 31, 2018	
11	Add transfers of increment made prior to December 31, 2018, used to pay for Minn. Stat. § 469.1763 deficits	
12	Subtotal B	\$ 425,000
13	Excess increment (Subtract subtotal B from subtotal A)	\$ (120,477)
Subtract any of the authorized uses of excess increment listed below:		
14	Prepayment of any outstanding bonds	
15	Discharge of the pledge of tax increment for any outstanding bonds	
16	Payment into an escrow account dedicated to the payment of any outstanding bond	
17	Excess increment after subtractions of authorized uses*	\$ (120,477)

*Excess increments after subtractions must be returned to the county for distribution to the city, county, and school districts in which the TIF district is located within nine months after the end of the year (by September 30).

Aitkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

- Home
- Overview
- District Info
- Debt
- Interfund Loans
- PAYG
- Project Costs
- Transfers
- Rev & Expr
- B:

2018 Annual Disclosure Statement

1 Name of Development Authority:

2 Name of Municipality:

3 (Name of the Newspaper) (Date of Publication)

The following information represents the annual disclosure of tax increment districts for the year ended December 31, 2018.

		<u>TIF 6 Jesh Hsg</u>
4	Current net tax capacity	\$ 15,178
5	Original net tax capacity	\$ 125
6	Captured net tax capacity	\$ 15,053
7	Principal and interest payments due in 2019	\$ 0
8	Tax increment received in 2018	\$ 19,901
9	Tax increment expended in 2018	\$ 875
10	Month and year of first tax increment receipt	6/2003
11	Date of required decertification	12/31/2028
12	The total increased property taxes to be paid from outside the district if fiscal disparities Option A applies*	\$ 0

* The fiscal disparities property tax law provides that the growth in commercial-industrial property tax values is shared throughout the area. In a tax increment financing district, this value sharing can either result in a decrease in tax increment financing district revenue or a tax increase for other properties in the municipality depending on whether the tax increment financing district contributes its share of the growth. Amounts displayed here indicate that the district did not contribute its growth in commercial-industrial property tax values and represent the resulting increase in taxes on other properties in the City for taxes payable in 2018.

Additional information regarding this district may be obtained from:

13 Name:

14 Address:

15 City:

16 State:

17 Zip Code:

18 Phone: *Enter as 6512962551.*

19 Email:

Enter 'none' if no email address.

Aitkin - TIF 6 Jesh Hsg - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Bal
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Comments

Please enter any additional comments regarding this district (500 character limit on Comments):

1

Aitkin EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Tax Increment Financing Annual Reporting Form for the Year Ended December 31, 2018

1	TIF District Name:	TIF 8 Senior Assisted Living Apts
2	Development Authority:	Aitkin EDA
3	District Type:	Housing
4	County Where TIF District is Located:	Aitkin
5	County Identification Number, if any:	952-008

6	For Economic Development districts only: (choose "Not Applicable" for all other districts)	
a	Is the Small City Exception being used?	Not Applicable
b	Is the district used for a Workforce Housing Project?	Not Applicable
7	Is this TIF district in a fiscal disparities area?	Yes
8	If yes, under what option?	Option A

Original TIF Plan Information

9	TIF Plan Approval Date:	5/17/2004
10	Certification Request Date:	6/21/2004
11	Certification Date:	6/30/2004

District Duration

12	Month and year of first receipt of tax increment (actual or anticipated):	7/2006
13	Required Decertification Date:	12/31/2031

TIF Plan Estimates - Original Plan 5/17/2004

		5/17/2004
ESTIMATED TAX INCREMENT REVENUES (from tax increment generated by the district)		
14	Tax increment revenues distributed from the county	\$ 620,200
15	Interest and investment earnings	\$ 0
16	Sales/lease proceeds	\$ 0
17	TIF Credits	\$ 0
18	Total Estimated Tax Increment Revenues	\$ 620,200

ESTIMATED PROJECT/FINANCING COSTS (to be paid or financed with tax increment)		
Project costs		
19	Land/building acquisition	\$ 45,000
20	Site improvements/preparation costs	\$ 133,200
21	Utilities	\$ 200,000
22	Other public improvements	\$ 0
23	Construction of affordable housing	\$ 0
24	Small city authorized costs, if not already included above	\$ 0
25	Administrative costs	\$ 62,000
26	Estimated Tax Increment Project Costs	\$ 440,200

Estimated financing costs		
27	Interest expense	\$ 180,000
28	Total Estimated Project/Financing Costs to be Paid From Tax Increment	\$ 620,200

		5/17/2004
ESTIMATED FINANCING		
29	Total amount of bonds to be issued	\$ 250,000

Aitkin EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

Home Overview **District Info** Debt Interfund Loans PAYG Project Costs Transfers Rev & Exp Balance Sheet

District Information

Special Legislation

1 Was any special legislation enacted for this district?

2

A	B	C	D
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	Year	Chapter	Article	Section
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

3 **Captured Tax Capacity** (Only select "Not Applicable" if Decertified or Entirely Tax Exempt)

	2018 Amount
4 Current net tax capacity	+ \$ 28,829
5 Original net tax capacity	- \$ 24
6 Captured net tax capacity (If negative, show \$0)	= \$ 28,805
7 Fiscal disparity deduction, if applicable (option B)	- \$ 0
8 Captured net tax capacity shared with other taxing jurisdictions	- \$ 0
9 Captured net tax capacity retained for tax increment financing (If negative, show \$0)	= \$ 28,805

Fiscal Disparities

10 Enter the amount of total increased property taxes to be paid from outside the TIF district from line 33 of the Department of Revenue's fiscal disparity option A calculation form.

Five-Year Rule

11 Did one or more of the following actions occur before ?

If yes, select "Yes" at the appropriate actions:

- 12 Revenues were paid to a third party
- 13 Bonds were issued and sold to a third party
- 14 Binding contracts with a third party were entered into and the revenues will be spent under the contractual obligation
- 15 Activity costs were paid for and revenues are spent to reimburse a party for payment of the activity costs
- 16 Expenditures were made for housing or public infrastructure purposes as permitted by Minn. Stat. § 469.1763, subd. 3 (a) (5)

Statutory County Correction of Error(s)

17 Has the authority resolved with the county auditor any error qualifying under Minn. Stat. § 469.177, subd. 13, during the year ended December 31, 2018? (If no error occurred, select "No".)

Decertification

18 Has this district been decertified?

19 Actual Decertification Date:

Aitkin EDA - TIF # Senior Assisted Living Apts - 2018 Annual Reporting Form

Home | Overview | District Info | Debt | Interfund Loans | PAYG | Project Costs | Transfers | Rev & Exp | Balance Sheet | EDC | ADS

Financing & Debt

Since 2010, have you made debt service payments on a TIF bond or non-TIF bond, or are the district's increment pledged to pay an outstanding bond?

(Do not consider Pay-As-You-Go (PAYG) or interfund loans.) Yes

TIF Principal and Interest

	A	B	C
	Bonds Retired		2018 Amount
	Before 2010	All Prior Years	
2 TIF Bonds issued (other than refunding bonds)	\$ 0	\$ 200,000	\$ 0
3 TIF Refunding bonds issued	\$ 0	\$ 0	\$ 0
4 TIF Bond Principal payments less tax increment	\$ 0	\$ 160,000	\$ 20,000
5 Interest payments less tax increment (TIF and Non-TIF Bonds)	\$ 0	\$ 89,947	\$ 3,000

Atkin EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

Atkin EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - General Obligation TIF Bonds
- B - Revenue TIF Bonds
- C - Other TIF Debt
- D - Non-TIF Bonds

A - B - C - D - E - F - G - H - I - J											K - L - M - N - O - P - Q - R - S - T - U - V - W														
											Principal										Interest				
Name	Type	Pooled	Refunding	Refunded	Issue Date	Final Maturity Date	Interest Rate Range	Issue Amount	Amount Refunded (if refunded)		Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2018 From Tax Increment	Paid in 2018 From Other Sources	Additions in Prior Years	Additions in 2018	Outstanding	Due in 2018 From Tax Increment	Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2018 From Tax Increment	Paid in 2018 From Other Sources	Due in 2018 From Tax Increment		
1 \$200,000 LRB Revenue Tax Increment Bonds of 2004	A	No	No	No	9/15/2004	2/1/2018	4.000 - 6.000 %	\$ 200,000	\$ 0	1	\$ 160,000	\$ 0	\$ 20,000	\$ 0	\$ 0	\$ 0	\$ 20,000	\$ 20,000	\$ 95,947	\$ 0	\$ 3,000	\$ 0	\$ 600		
2										2							\$ 0								
3										3							\$ 0								
4										4							\$ 0								
5										5							\$ 0								
6										6							\$ 0								
7										7							\$ 0								
8										8							\$ 0								
9										9							\$ 0								
10										10							\$ 0								
11										11							\$ 0								
12										12							\$ 0								
13										13							\$ 0								
14										14							\$ 0								
15										15							\$ 0								
16										16							\$ 0								
17										17							\$ 0								
18										18							\$ 0								
19										19							\$ 0								
20										20							\$ 0								

Do not consider PAYG and Interfund loans. If you need to report additional bonds, please contact the OSA.

7 Comments (500 characters limit)

Interfund Loans

1. Reporting the district have interfund loans outstanding after 2007? No

2. Did the district pay interest on interfund loans that were retired before 2019? No

Interfund Loans

	12/31/2017	12/31/2018
3. Due to other TIF districts	\$ 0	\$ 0
4. Due to non-TIF government accounts	\$ 0	\$ 0
5. Due from other TIF districts	\$ 0	\$ 0
6. Due from non-TIF government accounts	\$ 0	\$ 0

Principal and Interest

	A	B	C
7. Interest payments paid from the district	\$ 0	\$ 0	\$ 0
8. Principal payments paid from the district	\$ 0	\$ 0	\$ 0

Interfund Loans Paid Before 2019: \$ 0

Interfund Loans Paid Prior Years: \$ 0

Interfund Loans Paid 2019 Amount: \$ 0

AikIn EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

AikIn EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - Receivable: Interfund Loan to Other District
- B - Receivable: Interfund Loan to Non-Tax Increment Account
- C - Payable: Interfund Loan from Other District
- D - Payable: Interfund Loan from Non-Tax Increment Account

9	A						B										C		
	Name of Second Party (District or Non-Tax Increment Account)						Principal										Interest		Terms
	Type	District	Non-Tax Increment Account	Resolution Date	Final Maturity Date	Interest Rate Range	Authorized Amount	Prior Years Draw Amount	2018 Draw Amount	Paid/Rec'd in Prior Years	Paid/Rec'd in 2018	Additions/Reductions Prior Years	Additions/Reductions in 2018	Outstanding	Due in 2018	Paid/Rec'd in Prior Years	Paid/Rec'd in 2018	Due in 2018	Modified in 2018?
1							1							1	0				
2							2							2	0				
3							3							3	0				
4							4							4	0				
5							5							5	0				
6							6							6	0				
7							7							7	0				
8							8							8	0				
9							9							9	0				
10							10							10	0				
11							11							11	0				
12							12							12	0				
13							13							13	0				
14							14							14	0				
15							15							15	0				
16							16							16	0				
17							17							17	0				
18							18							18	0				
19							19							19	0				
20							20							20	0				

If you need to report additional interfund loans, please contact the OGA.

Comments (500 Character limit)



	Comments (500 Character limit)									
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										

Aitkin EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

10	Outstanding obligation contingent upon available tax increment	12/31/2017	\$ 0	12/31/2018	\$ 0
11	Principal payments	Prior Years	\$ 0	2018 Amount	\$ 0
12	Interest payments		\$ 0		\$ 0

DOCUMENTED PAYG COSTS		Principal and Interest										
	Total All PAYG Through 2018	PAYG 1 Through 2018	PAYG 2 Through 2018	PAYG 3 Through 2018	PAYG 4 Through 2018	PAYG 5 Through 2018	PAYG 6 Through 2018	PAYG 7 Through 2018	PAYG 8 Through 2018	PAYG 9 Through 2018	PAYG 10 Through 2018	DOCUMENTED PAYG COSTS
2												
3	Land/building acquisition											
4	Site improvements/rep/repair costs											
5	Utilities											
6	Other public improvements											
7	Construction of affordable housing Contractible or affordable housing Small city authorized costs, if not already included above											
8	459 TFE, subd. 4c (D) Temporary economic development (otel) [Mnpr. Stat. §											
9	Interest											
Total documented PAYG costs to be paid with tax increment		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
TOTAL												

Are there any PAYG obligations for the district? No
 For the section below, report only the documented PAYG costs to be repaid with tax increment.
 Skip this worksheet. Proceed to the Project Costs worksheet.

PAYG's-You-Go (PAYG) Financing

Home	Overview	District Info	Chart	Refund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EQ	ADS	Comments
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Aitkin EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

Aitkin EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	ADS
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Project Costs

	A	B	C
	Prior Years	2018 Amount	Total Through 2018
PROJECT COSTS (OTHER THAN PAYG)			
1 Land/building acquisition	\$ 0	\$ 0	\$ 0
2 Site improvements/preparation costs	\$ 165,675	\$ 0	\$ 165,675
3 Utilities	\$ 0	\$ 0	\$ 0
4 Other public improvements	\$ 0	\$ 0	\$ 0
5 Construction of affordable housing	\$ 0	\$ 0	\$ 0
6 Small city authorized costs, if not already included above	\$ 0	\$ 0	\$ 0
7 Temporary economic development (Jobs) [Minn. Stat. § 469.176, subd. 4c (d)]	\$ 0	\$ 0	\$ 0
8 Authority administrative costs	\$ 36,135	\$ 875	\$ 37,010
9 County administrative costs	\$ 0	\$ 0	\$ 0
10 Subtract prior years' costs paid with public funds other than tax increment	\$ 0		\$ 0
11 Total Project Costs (Other than PAYG) Paid or Financed with Tax Increment and/or TIF Bond Proceeds	\$ 201,810	\$ 875	\$ 202,685
PROJECT COSTS (PAYG)			
12 Land/building acquisition			\$ 0
13 Site improvements/preparation costs			\$ 0
14 Utilities			\$ 0
15 Other public improvements			\$ 0
16 Construction of affordable housing			\$ 0
17 Small city authorized costs, if not already included above			\$ 0
18 Temporary economic development (Jobs) (Minn. Stat. § 469.176, subd. 4c (d) (2010))			\$ 0
19 Total Documented Project Costs (PAYG) to be Paid with Tax Increment			\$ 0
20 TOTAL PROJECT COSTS PAID OR TO BE PAID WITH TAX INCREMENT AND/OR TIF BOND PROCEEDS			\$ 202,685
21 Amount of any payments included above for activities and improvements located outside the TIF district and paid for or financed with tax increment including administrative costs	\$ 36,135	\$ 875	\$ 37,010

Aitkin EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Transfers

1 Are there any transfers of tax increment to or from the TIF district? No

A District Name	B Prior Years	C 2018 Amount	D Total Through 2018
--------------------	------------------	------------------	-------------------------

2 **TRANSFERS IN**

Transfers of tax increment from other TIF districts

1			\$ 0
2			\$ 0
3			\$ 0
4			\$ 0
5			\$ 0
6			\$ 0
7			\$ 0
8			\$ 0
9			\$ 0
10			\$ 0
11			\$ 0
12			\$ 0
13			\$ 0
14			\$ 0
15			\$ 0
16			\$ 0
17			\$ 0
18			\$ 0
19			\$ 0
20			\$ 0

3 **Total Transfers In** \$ 0 \$ 0 \$ 0

4 **TRANSFERS OUT**

Transfers of tax increment to other TIF districts

1			\$ 0
2			\$ 0
3			\$ 0
4			\$ 0
5			\$ 0
6			\$ 0
7			\$ 0
8			\$ 0
9			\$ 0
10			\$ 0
11			\$ 0
12			\$ 0
13			\$ 0
14			\$ 0
15			\$ 0
16			\$ 0
17			\$ 0
18			\$ 0
19			\$ 0
20			\$ 0

5 **Total Transfers Out** \$ 0 \$ 0 \$ 0

Aitkin EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	AI
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Revenues, Expenditures, and Changes in Tax Increment Balance

	A	B	C
	Prior Years	2018 Amount	Total Through 2018
REVENUES			
1 Tax increment revenues distributed from the county	\$ 329,594	\$ 37,851	\$ 367,445
2 Interest and investment earnings	\$ 4,299	\$ 763	\$ 5,062
3 TIF Credits	\$ 0	\$ 0	\$ 0
4 Loan/advance repayments	\$ 0	\$ 0	\$ 0
5 Lease proceeds	\$ 0	\$ 0	\$ 0
6 Repayments or return of tax increment per agreements	\$ 0	\$ 0	\$ 0
7 Total Revenues	\$ 333,893	\$ 38,614	\$ 372,507
EXPENDITURES			
8 Project costs (other than PAYG)	\$ 201,810	\$ 875	\$ 202,685
9 Tax increment returned to the county	\$ 0	\$ 0	\$ 0
Bond Payments			
Principal			
10 Payments for PAYG note or contract	\$ 0	\$ 0	\$ 0
11 Payments on all other TIF bonds	\$ 160,000	\$ 20,000	\$ 180,000
Interest			
12 Interest on PAYG	\$ 0	\$ 0	\$ 0
13 Interest on all other (TIF and Non-TIF) bonds	\$ 95,947	\$ 3,000	\$ 98,947
14 Interest on interfund loans	\$ 0	\$ 0	\$ 0
15 Total Expenditures	\$ 457,757	\$ 23,875	\$ 481,632
16 Revenues over (under) expenditures	\$ (123,864)	\$ 14,739	\$ (109,125)
OTHER SOURCES AND USES			
17 Transfers in	\$ 0	\$ 0	\$ 0
18 Transfers out	\$ 0	\$ 0	\$ 0
19 TIF Bonds issued (other than refunding bonds)	\$ 200,000	\$ 0	\$ 200,000
20 Refunding TIF bonds issued	\$ 0	\$ 0	\$ 0
21 TIF Bonds refunded	\$ 0	\$ 0	\$ 0
22 TIF Bond discount	\$ 0	\$ 0	\$ 0
23 TIF Bond premium	\$ 11,577	\$ 0	\$ 11,577
24 Sales of property	\$ 0	\$ 0	\$ 0
25 Other (see instructions, comment required)	\$ 0	\$ 0	\$ 0
26 Total Other Sources and Uses	\$ 211,577	\$ 0	\$ 211,577
27 Net change in tax increment balances	\$ 87,713	\$ 14,739	\$ 102,452
28 Tax Increment balance (beginning 01/01/2018)		\$ 87,713	
29 Tax Increment balance (ending 12/31/2018)		\$ 102,452	

30 Comments (500 Character limit):

Aitkin EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance
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Balance Sheet

		A	B
		12/31/2017	12/31/2018
ASSETS			
1	Cash	\$ 87,713	\$ 102,452
2	Investments	\$ 0	\$ 0
3	Due from other TIF districts	\$ 0	\$ 0
4	Due from non-tax increment accounts	\$ 0	\$ 0
5	Interest receivable	\$ 0	\$ 0
6	Taxes receivable	\$ 0	\$ 0
7	Other receivables	\$ 0	\$ 0
8	Property held for resale	\$ 0	\$ 0
9	Total Assets	\$ 87,713	\$ 102,452
LIABILITIES			
10	Due to other TIF districts	\$ 0	\$ 0
11	Due to non-tax increment accounts	\$ 0	\$ 0
12	Accounts payable	\$ 0	\$ 0
13	Unearned revenue	\$ 0	\$ 0
14	Total Liabilities	\$ 0	\$ 0
15	Deferred Inflows	\$ 0	\$ 0
16	Total Liabilities and Deferred Inflows	\$ 0	\$ 0
TAX INCREMENT BALANCE			
17	Total Tax Increment Balance	\$ 87,713	\$ 102,452
18	Total Liabilities and Tax Increment Balance	\$ 87,713	\$ 102,452

Aitkin EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Excess Increment Calculation

Excess increment calculation report required?

If the total costs authorized by the TIF plan to be paid or financed with tax increment from the district exceed the total tax increment collected from the district by 20 percent or more, the excess increment calculation is not required to be reported.

Excess increment calculation reporting exemption: Minn. Stat. § 469.176, subd. 2 (g).

1	Tax increment generated by the district since certification	\$ 372,507
2	Multiply the above amount by 1.2	\$ 447,008
3	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 620,200
4	Based on the calculation above, the Excess Increment Calculation Report is:	NOT REQUIRED

Excess Increment Calculation Report

5	Total tax increment generated by the district since certification	\$ 372,507
6	Subtract total tax increment returned to the county	\$ 0
7	Subtotal A	\$ 372,507
8	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 620,200
9	Subtract authorized costs that have been or will be paid from sources other than tax increment	
10	Subtract principal and interest payments due after the year ended December 31, 2018	
11	Add transfers of increment made prior to December 31, 2018, used to pay for Minn. Stat. § 469.1763 deficits	
12	Subtotal B	\$ 620,200
13	Excess increment (Subtract subtotal B from subtotal A)	\$ (247,693)
Subtract any of the authorized uses of excess increment listed below:		
14	Prepayment of any outstanding bonds	
15	Discharge of the pledge of tax increment for any outstanding bonds	
16	Payment into an escrow account dedicated to the payment of any outstanding bond	
17	Excess increment after subtractions of authorized uses*	\$ (247,693)

*Excess increments after subtractions must be returned to the county for distribution to the city, county, and school districts in which the TIF district is located within nine months after the end of the year (by September 30).

Aitkin EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Expr	Bo
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2018 Annual Disclosure Statement

1 Name of Development Authority:

2 Name of Municipality:

3
 (Name of the Newspaper) (Date of Publication)

The following information represents the annual disclosure of tax increment districts for the year ended December 31, 2018.

	TIF 8 Senior Assisted Living Apts
4 Current net tax capacity	\$ 28,829
5 Original net tax capacity	\$ 24
6 Captured net tax capacity	\$ 28,805
7 Principal and interest payments due in 2019	\$ 20,600
8 Tax increment received in 2018	\$ 38,614
9 Tax increment expended in 2018	\$ 23,875
10 Month and year of first tax increment receipt	7/2006
11 Date of required decertification	12/31/2031
12 The total increased property taxes to be paid from outside the district if fiscal disparities Option A applies*	\$ 0

* The fiscal disparities property tax law provides that the growth in commercial-industrial property tax values is shared throughout the area. In a tax increment financing district, this value sharing can either result in a decrease in tax increment financing district revenue or a tax increase for other properties in the municipality depending on whether the tax increment financing district contributes its share of the growth. Amounts displayed here indicate that the district did not contribute its growth in commercial-industrial property tax values and represent the resulting increase in taxes on other properties in the City for taxes payable in 2018.

Additional information regarding this district may be obtained from:

13 Name:

14 Address:

15 City:

16 State:

17 Zip Code:

18 Phone: *Enter as 6512962551.*

19 Email:

Enter 'none' if no email address.

Aitkin EDA - TIF 8 Senior Assisted Living Apts - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Bal
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Comments

Please enter any additional comments regarding this district (500 character limit on Comments):

1

Aitkin - TIF 9 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Tax Increment Financing Annual Reporting Form for the Year Ended December 31, 2018

1	TIF District Name:	TIF 9
2	Development Authority:	Aitkin
3	District Type:	Redevelopment
4	County Where TIF District is Located:	Aitkin
5	County Identification Number, if any:	

6	For Economic Development districts only: (choose "Not Applicable" for all other districts)	
a	Is the Small City Exception being used?	Not Applicable
b	Is the district used for a Workforce Housing Project?	Not Applicable
7	Is this TIF district in a fiscal disparities area?	No
8	If yes, under what option?	Not Applicable

Original TIF Plan Information

9	TIF Plan Approval Date:	12/15/2014
10	Certification Request Date:	12/15/2014
11	Certification Date:	3/6/2015

District Duration

12	Month and year of first receipt of tax increment (actual or anticipated):	6/2017
13	Required Decertification Date:	12/31/2042

TIF Plan Estimates - Original Plan 12/15/2014

		12/15/2014
ESTIMATED TAX INCREMENT REVENUES (from tax increment generated by the district)		
14	Tax increment revenues distributed from the county	\$ 1,103,839
15	Interest and investment earnings	\$ 25,000
16	Sales/lease proceeds	\$ 0
17	TIF Credits	\$ 0
18	Total Estimated Tax Increment Revenues	\$ 1,128,839

ESTIMATED PROJECT/FINANCING COSTS (to be paid or financed with tax increment)		
Project costs		
19	Land/building acquisition	\$ 0
20	Site improvements/preparation costs	\$ 761,139
21	Utilities	\$ 0
22	Other public improvements	\$ 0
23	Construction of affordable housing	\$ 0
24	Small city authorized costs, if not already included above	\$ 0
25	Administrative costs	\$ 110,384
26	Estimated Tax Increment Project Costs	\$ 871,523

Estimated financing costs		
27	Interest expense	\$ 257,316
28	Total Estimated Project/Financing Costs to be Paid From Tax Increment	\$ 1,128,839

		12/15/2014
ESTIMATED FINANCING		
29	Total amount of bonds to be issued	\$ 761,139

Aitkin - TIF 9 - 2018 Annual Reporting Form

Home Overview **District Info** Debt Interfund Loans PAYG Project Costs Transfers Rev & Exp Balance Sheet

District Information

Special Legislation

1 Was any special legislation enacted for this district?

2	A	B	C	D
	Year	Chapter	Article	Section
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

3 **Captured Tax Capacity** (Only select "Not Applicable" if Decertified or Entirely Tax Exempt)

	2018 Amount
4 Current net tax capacity	+ \$ 29,043
5 Original net tax capacity	- \$ 2,296
6 Captured net tax capacity (If negative, show \$0)	= \$ 26,747
7 Fiscal disparity deduction, if applicable (option B)	- \$ 0
8 Captured net tax capacity shared with other taxing jurisdictions	- \$ 0
9 Captured net tax capacity retained for tax increment financing (If negative, show \$0)	= \$ 26,747

Fiscal Disparities

10 Enter the amount of total increased property taxes to be paid from outside the TIF district from line 33 of the Department of Revenue's fiscal disparity option A calculation form.

Five-Year Rule

11 Did one or more of the following actions occur before ?

If yes, select "Yes" at the appropriate actions:

- 12 Revenues were paid to a third party
- 13 Bonds were issued and sold to a third party
- 14 Binding contracts with a third party were entered into and the revenues will be spent under the contractual obligation
- 15 Activity costs were paid for and revenues are spent to reimburse a party for payment of the activity costs
- 16 Expenditures were made for housing or public infrastructure purposes as permitted by Minn. Stat. § 469.1763, subd. 3 (a) (5)

Statutory County Correction of Error(s)

17 Has the authority resolved with the county auditor any error qualifying under Minn. Stat. § 469.177, subd. 13, during the year ended December 31, 2018? (If no error occurred, select "No".)

Decertification

18 Has this district been decertified?

19 Actual Decertification Date:

Altilia - TIF 9 - 2018 Annual Reporting Form

Term Current District Ind Toll Refunded Loans PAVG Project Cost Turnkeys Rev & Exp Balance Sheet EQ ASB

Financing & Debt

Since 2010, have you made debt service payments on a TIF bond or non-TIF bond or are the districts recipient pledged to pay an outstanding bond? No

(Do not consider Pay-as-You-Go (PAYG) or interest loans.)

TIF Principal and Interest

Bonds Paid	All Prior Years		2018 Amount
	A	B	
TIF Bonds issued (other than refunding bonds)			\$ 0
TIF Refunding bonds issued			\$ 0
TIF Bond Principal payments less tax increment	\$ 0	\$ 0	\$ 0
Plus net payments from tax increments (TIF and Non-TIF Bonds)			\$ 0

AIInn - TIF 9 - 2018 Annual Reporting Form

AIInn - TIF 9 - 2018 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - General Obligation TIF Bonds
- B - Revenue TIF Bonds
- C - Other TIF Debt
- D - Non-TIF Bonds

	A	B	C	D	E	F	G	H	I	J	Principal					Interest								
											K	L	M	N	O	P	Q	R	S	T	U	V	W	
Name	Type	Pooled	Rebonded	Rebonded	Issue Date	Final Maturity Date	Interest Rate Range	Issue Amount	Amount Refunded (if refunded)		Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2018 From Tax Increment	Paid in 2018 From Other Sources	Additions in Prior Years	Additions in 2018	Outstanding	Due in 2018 From Tax Increment	Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2018 From Tax Increment	Paid in 2018 From Other Sources	Due in 2018 From Tax Increment	
1																	\$	0						
2																	\$	0						
3																	\$	0						
4																	\$	0						
5																	\$	0						
6																	\$	0						
7																	\$	0						
8																	\$	0						
9																	\$	0						
10																	\$	0						
11																	\$	0						
12																	\$	0						
13																	\$	0						
14																	\$	0						
15																	\$	0						
16																	\$	0						
17																	\$	0						
18																	\$	0						
19																	\$	0						
20																	\$	0						

Do not consider PAYG and Interfund loans. If you need to report additional bonds, please contact the OSA.

Comments (500 character limit)

Atkin - TIF 9 - 2018 Annual Reporting Form

Home Overview District Info Debt Interfund Loans PAYG Project Costs Transfers Rev & Exp Balance

Interfund Loans

- 1 Does/Did this district have interfund loans outstanding after 2009?
- 2 Did this district pay interest on interfund loans that were retired before 2010?

Interfund Loans

	A	B
	12/31/2017	12/31/2018
3 Due to other TIF districts	\$ 0	\$ 0
4 Due to non-tax increment accounts	\$ 7,360	\$ 7,360
5 Due from other TIF districts	\$ 0	\$ 0
6 Due from non-tax increment accounts	\$ 0	\$ 0

Principal and Interest

	A	B	C
	Interfund Loans Retired		
	Before 2010	Prior Years	2018 Amount
7 Principal payments paid from this district	\$ 0	\$ 0	\$ 0
8 Interest payments paid from this district	\$ 0	\$ 0	\$ 0

Alkin - TIF 9 - 2018 Annual Reporting Form

Alkin - TIF 9 - 2018 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - Receivable: Interfund Loan to Other District
- B - Receivable: Interfund Loan to Non-Tax Increment Account
- C - Payable: Interfund Loan from Other District
- D - Payable: Interfund Loan from Non-Tax Increment Account

10	Name of Second Party (District or Non-Tax Increment Account)						Principal										Interest		Terms	
	District		Non-Tax Increment Account		Resolution Date	Final Maturity Date	Interest Rate Range	Authorized Amount	Prior Years Draw Amount	2018 Draw Amount	Paid/Rec'd in Prior Years	Paid/Rec'd in 2018	Additions/Reductions Prior Years	Additions/Reductions in 2018	Outstanding	Due in 2019	Paid/Rec'd in Prior Years	Paid/Rec'd in 2019	Due in 2018	Modified in 2018?
	D																			
1			General Fund		12/15/2014	12/31/2042	4.000 - 4.000 %	\$ 761,139	\$ 7,350	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,350	\$ 0	\$ 0	\$ 0	\$ 0	None
2							- %								\$ 0					
3							- %								\$ 0					
4							- %								\$ 0					
5							- %								\$ 0					
6							- %								\$ 0					
7							- %								\$ 0					
8							- %								\$ 0					
9							- %								\$ 0					
10							- %								\$ 0					
11							- %								\$ 0					
12							- %								\$ 0					
13							- %								\$ 0					
14							- %								\$ 0					
15							- %								\$ 0					
16							- %								\$ 0					
17							- %								\$ 0					
18							- %								\$ 0					
19							- %								\$ 0					
20							- %								\$ 0					

If you need to report additional interfund loans, please contact the OSA.

Comments (500 Character limit)

Aitkin - TIF 9 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EC	ADS	Comments
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Pay-As-You-Go (PAYG) Financing

1 Are there any PAYG obligations for this district? Yes

For the section below, report only the documented PAYG costs to be repaid with tax increment

	A	B	C	D	E	F	G	H	I	J	K	
	Total All PAYG Through 2018	Real Properties, LLC Through 2018	PAYG 2 Through 2018	PAYG 3 Through 2018	PAYG 4 Through 2018	PAYG 5 Through 2018	PAYG 6 Through 2018	PAYG 7 Through 2018	PAYG 8 Through 2018	PAYG 9 Through 2018	PAYG 10 Through 2018	DOCUMENTED PAYG COSTS
2 DOCUMENTED PAYG COSTS												
3 Land/building acquisition	\$ 0	\$ 0										Land/Bldg Acq 2
4 Site improvements/preparation costs	\$ 570,855	\$ 570,855										Site Impv/Prep 3
5 Utilities	\$ 0	\$ 0										Utilities 4
6 Other public improvements	\$ 0	\$ 0										Other Pub Impr 5
7 Construction of affordable housing	\$ 0	\$ 0										Affordable Hsg 6
8 Small city authorized costs, if not already included above	\$ 0	\$ 0										Small City 7
9 Temporary economic development (jobs) (Minn. Stat. § 469.176, subd. 4c (d))	\$ 0	\$ 0										Temp Jobs Bill 8
Total documented PAYG costs to be paid with tax increment	\$ 570,855	\$ 570,855	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	TOTAL 9

Principal and Interest

	12/31/2017	12/31/2018
10 Outstanding obligation contingent upon available tax increment	\$ 551,051	\$ 521,755
	Prior Years	2018 Amount
11 Principal payments	\$ 19,804	\$ 29,296
12 Interest payments	\$ 0	\$ 0

Aitkin - TIF 9 - 2018 Annual Reporting Form

	A	B	C	D	E	F
	Name on Development Agreement	Issue Date	Final Maturity Date	Interest Rate Range	Contract / Note Amount	Documented Amount
1	Real Properties, LLC	3/23/2015	2/1/2032	0.000 - 0.000 %	\$ 570,855	\$ 570,855
2						\$ 0
3						\$ 0
4						\$ 0
5						\$ 0
6						\$ 0
7						\$ 0
8						\$ 0
9						\$ 0
10						\$ 0

Aitkin - TIF 9 - 2018 Annual Reporting Form

	G	H	I	J	K	L	M	N	O
	Principal				Interest				
	Paid In Prior Years	Paid In 2018	Additional Reductions Prior Years	Additional Reductions In 2018	Outstanding	Due In 2019	Paid In Prior Years	Paid In 2018	Due In 2019
1	\$ 19,804	\$ 29,296	\$ 0	\$ 0	\$ 521,755	\$ 29,296	\$ 0	\$ 0	\$ 0
2					\$ 0				
3					\$ 0				
4					\$ 0				
5					\$ 0				
6					\$ 0				
7					\$ 0				
8					\$ 0				
9					\$ 0				
10					\$ 0				

14 Comments (500 Character limit)

Aitkin - TIF 9 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	ADS
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Project Costs

		A	B	C
		Prior Years	2018 Amount	Total Through 2018
PROJECT COSTS (OTHER THAN PAYG)				
1	Land/building acquisition	\$ 0	\$ 0	\$ 0
2	Site improvements/preparation costs	\$ 0	\$ 0	\$ 0
3	Utilities	\$ 0	\$ 0	\$ 0
4	Other public improvements	\$ 0	\$ 0	\$ 0
5	Construction of affordable housing	\$ 0	\$ 0	\$ 0
6	Small city authorized costs, if not already included above	\$ 0	\$ 0	\$ 0
Temporary economic development (Jobs)				
7	[Minn. Stat. § 469.176, subd. 4c (d)]	\$ 0	\$ 0	\$ 0
8	Authority administrative costs	\$ 8,080	\$ 875	\$ 8,955
9	County administrative costs	\$ 0	\$ 0	\$ 0
10	Subtract prior years' costs paid with public funds other than tax increment			\$ 0
11	Total Project Costs (Other than PAYG) Paid or Financed with Tax Increment and/or TIF Bond Proceeds	\$ 8,080	\$ 875	\$ 8,955
PROJECT COSTS (PAYG)				
12	Land/building acquisition			\$ 0
13	Site improvements/preparation costs			\$ 570,855
14	Utilities			\$ 0
15	Other public improvements			\$ 0
16	Construction of affordable housing			\$ 0
17	Small city authorized costs, if not already included above			\$ 0
Temporary economic development (Jobs) (Minn. Stat. § 469.176, subd. 4c (d) (2010))				\$ 0
18	Total Documented Project Costs (PAYG) to be Paid with Tax Increment			\$ 570,855
19				
20	TOTAL PROJECT COSTS PAID OR TO BE PAID WITH TAX INCREMENT AND/OR TIF BOND PROCEEDS			\$ 579,810
Amount of any payments included above for activities and improvements located outside the TIF district and paid for or financed with tax increment including administrative costs				
21		\$ 8,080	\$ 875	\$ 8,955

Aitkin - TIF 9 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Transfers

1 Are there any transfers of tax increment to or from the TIF district? No

A District Name	B Prior Years	C 2018 Amount	D Total Through 2018
--------------------	------------------	------------------	-------------------------

2 **TRANSFERS IN**

Transfers of tax increment from other TIF districts

1			\$ 0
2			\$ 0
3			\$ 0
4			\$ 0
5			\$ 0
6			\$ 0
7			\$ 0
8			\$ 0
9			\$ 0
10			\$ 0
11			\$ 0
12			\$ 0
13			\$ 0
14			\$ 0
15			\$ 0
16			\$ 0
17			\$ 0
18			\$ 0
19			\$ 0
20			\$ 0

3 **Total Transfers In** \$ 0 \$ 0 \$ 0

4 **TRANSFERS OUT**

Transfers of tax increment to other TIF districts

1			\$ 0
2			\$ 0
3			\$ 0
4			\$ 0
5			\$ 0
6			\$ 0
7			\$ 0
8			\$ 0
9			\$ 0
10			\$ 0
11			\$ 0
12			\$ 0
13			\$ 0
14			\$ 0
15			\$ 0
16			\$ 0
17			\$ 0
18			\$ 0
19			\$ 0
20			\$ 0

5 **Total Transfers Out** \$ 0 \$ 0 \$ 0

Aitkin - TIF 9 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	AI
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Revenues, Expenditures, and Changes in Tax Increment Balance

	A	B	C
	Prior Years	2018 Amount	Total Through 2018
REVENUES			
1	\$ 22,005	\$ 32,551	\$ 54,556
2	\$ 0	\$ 14	\$ 14
3	\$ 0	\$ 0	\$ 0
4	\$ 0	\$ 0	\$ 0
5	\$ 0	\$ 0	\$ 0
6	\$ 0	\$ 0	\$ 0
7	\$ 22,005	\$ 32,565	\$ 54,570
EXPENDITURES			
8	\$ 8,080	\$ 875	\$ 8,955
9	\$ 0	\$ 0	\$ 0
Bond Payments			
Principal			
10	\$ 19,804	\$ 29,296	\$ 49,100
11	\$ 0	\$ 0	\$ 0
Interest			
12	\$ 0	\$ 0	\$ 0
13	\$ 0	\$ 0	\$ 0
14	\$ 0	\$ 0	\$ 0
15	\$ 27,884	\$ 30,171	\$ 58,055
16	\$ (5,879)	\$ 2,394	\$ (3,485)
OTHER SOURCES AND USES			
17	\$ 0	\$ 0	\$ 0
18	\$ 0	\$ 0	\$ 0
19	\$ 0	\$ 0	\$ 0
20	\$ 0	\$ 0	\$ 0
21	\$ 0	\$ 0	\$ 0
22	\$ 0	\$ 0	\$ 0
23	\$ 0	\$ 0	\$ 0
24	\$ 0	\$ 0	\$ 0
25	\$ 0	\$ 0	\$ 0
26	\$ 0	\$ 0	\$ 0
27	\$ (5,879)	\$ 2,394	\$ (3,485)
28		\$ (5,879)	
29		\$ (3,485)	

30 Comments (500 Character limit):

Aitkin - TIF 9 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance
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Balance Sheet

		A	B
		12/31/2017	12/31/2018
ASSETS			
1	Cash	\$ 1,501	\$ 3,895
2	Investments	\$ 0	\$ 0
3	Due from other TIF districts	\$ 0	\$ 0
4	Due from non-tax increment accounts	\$ 0	\$ 0
5	Interest receivable	\$ 0	\$ 0
6	Taxes receivable	\$ 0	\$ 0
7	Other receivables	\$ 0	\$ 0
8	Property held for resale	\$ 0	\$ 0
9	Total Assets	\$ 1,501	\$ 3,895
LIABILITIES			
10	Due to other TIF districts	\$ 0	\$ 0
11	Due to non-tax increment accounts	\$ 7,380	\$ 7,380
12	Accounts payable	\$ 0	\$ 0
13	Unearned revenue	\$ 0	\$ 0
14	Total Liabilities	\$ 7,380	\$ 7,380
15	Deferred Inflows	\$ 0	\$ 0
16	Total Liabilities and Deferred Inflows	\$ 7,380	\$ 7,380
TAX INCREMENT BALANCE			
17	Total Tax Increment Balance	\$ (5,879)	\$ (3,485)
18	Total Liabilities and Tax Increment Balance	\$ 1,501	\$ 3,895

Aitkin - TIF 9 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Excess Increment Calculation

Excess increment calculation report required?

If the total costs authorized by the TIF plan to be paid or financed with tax increment from the district exceed the total tax increment collected from the district by 20 percent or more, the excess increment calculation is not required to be reported.

Excess increment calculation reporting exemption: Minn. Stat. § 469.176, subd. 2 (g).

1	Tax increment generated by the district since certification	\$ 54,570
2	Multiply the above amount by 1.2	\$ 65,484
3	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 1,128,839
4	Based on the calculation above, the Excess Increment Calculation Report is:	NOT REQUIRED

Excess Increment Calculation Report

5	Total tax increment generated by the district since certification	\$ 54,570
6	Subtract total tax increment returned to the county	\$ 0
7	Subtotal A	\$ 54,570
8	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 1,128,839
9	Subtract authorized costs that have been or will be paid from sources other than tax increment	
10	Subtract principal and interest payments due after the year ended December 31, 2018	
11	Add transfers of increment made prior to December 31, 2018, used to pay for Minn. Stat. § 469.1763 deficits	
12	Subtotal B	\$ 1,128,839
13	Excess increment (Subtract subtotal B from subtotal A)	\$ (1,074,269)
Subtract any of the authorized uses of excess increment listed below:		
14	Prepayment of any outstanding bonds	
15	Discharge of the pledge of tax increment for any outstanding bonds	
16	Payment into an escrow account dedicated to the payment of any outstanding bond	
17	Excess increment after subtractions of authorized uses*	\$ (1,074,269)

*Excess increments after subtractions must be returned to the county for distribution to the city, county, and school districts in which the TIF district is located within nine months after the end of the year (by September 30).

Aitkin - TIF 9 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Expr	B:
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2018 Annual Disclosure Statement

1 Name of Development Authority:

2 Name of Municipality:

3
 (Name of the Newspaper) (Date of Publication)

The following information represents the annual disclosure of tax increment districts for the year ended December 31, 2018.

		<u>TIF 9</u>
4	Current net tax capacity	\$ 29,043
5	Original net tax capacity	\$ 2,296
6	Captured net tax capacity	\$ 26,747
7	Principal and interest payments due in 2019	\$ 29,296
8	Tax increment received in 2018	\$ 32,565
9	Tax increment expended in 2018	\$ 30,171
10	Month and year of first tax increment receipt	6/2017
11	Date of required decertification	12/31/2042
12	The total increased property taxes to be paid from outside the district if fiscal disparities Option A applies*	\$ 0

* The fiscal disparities property tax law provides that the growth in commercial-industrial property tax values is shared throughout the area. In a tax increment financing district, this value sharing can either result in a decrease in tax increment financing district revenue or a tax increase for other properties in the municipality depending on whether the tax increment financing district contributes its share of the growth. Amounts displayed here indicate that the district did not contribute its growth in commercial-industrial property tax values and represent the resulting increase in taxes on other properties in the City for taxes payable in 2018.

Additional information regarding this district may be obtained from:

13 Name:

14 Address:

15 City:

16 State:

17 Zip Code:

18 Phone: Enter as 6512962551.

19 Email:

Enter 'none' if no email address.

Aitkin - TIF 9 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Bala
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Comments

Please enter any additional comments regarding this district (500 character limit on Comments):

1

City of McGregor

Annual Disclosure of Tax Increment Districts for the Year Ended December 31, 2018

TIF District Name:	TIF District 2 [Northland Foundation]
Current net tax capacity	12,764
Original net tax capacity	223
Captured net tax capacity	12,541
Principal and interest payments due during current year	0
Tax increment received	17,407
Tax increment expended	1,533
Month and year of first tax increment receipt	July 2008
Date of required decertification	12/31/2033

Additional information regarding each district may be obtained from: Deanna Casale, Clerk
PO Box 100 McGregor, MN 55760
(218) 768-2717
mcgregor.city@gmail.com

McGregor - TIF 2 - 2018 Annual Reporting Form

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Home

The Annual Reporting Form is required for each TIF district that must report in 2019 for the reporting year 2018 and is due by August 1, 2019.

Sections of this Annual Reporting Form may be pre-populated with previously reported information. This Annual Reporting Form is interactive, a line on one worksheet may carry over to another sheet. These cells are shaded yellow. Some columns automatically calculate a total. These cells are shaded blue. The information in the shaded cells cannot be changed directly but the information can be changed on the original worksheet.

Please become familiar with the forms and review each line for accuracy.

Important Information for Completing SAFES Forms

The OSA has become aware of an issue affecting some reporting forms that are downloaded from the State Auditor's Form Entry System (SAFES), which could include this form.

Please press the Ctrl, Alt, and F9 keys at the same time to ensure that all calculations on your form are correct. Pressing these keys at the same time forces the form to recalculate and will resolve the issue. Please do this when you first open the form and again just before submitting the form, at a minimum.

Please feel free to contact us at safes@osa.state.mn.us with any questions.

What do the red messages in the form indicate?

The red messages in the right margin indicate that data must be entered or corrected before the reporting form can be submitted. Once the data has been entered or corrected, the red message will no longer be displayed.

Tab Name	Red Messages Remaining
Overview	0
District Info	0
Debt	0
Interfund Loans	0
PAYG	0
Project Costs	0
Transfers	0
Rev & Exp	0
Balance Sheet	0
EIC	0
ADS	0
Comments	0
Cut and Paste Errors	0
TOTAL COUNT	0

Have you reviewed the instructions?

Detailed instructions on how to complete the Annual Reporting Form are available by clicking the link below.

[CLICK HERE for detailed reporting instructions](#)

Instructional videos provide additional assistance in completing the Annual Reporting Form the videos.

[CLICK HERE to view videos](#)

Have you read the TIF Statements of Position?

The Office of the State Auditor (OSA) prepares Statements of Position to provide an educational resource to local governments, auditors and the public. Statements of Position are not legal advice and should not be relied upon in lieu of legal advice.

[CLICK HERE for a list of all TIF Statements of Position](#)

Have you saved your files?

Use the SAVE AS command and choose the location to save your files on your computer. Otherwise, they will be saved to a temporary location, making them difficult to locate when you are ready to upload.

Are your calculations too slow?

If the calculations are too slow, change the calculation options from automatic to manual. For information regarding how to change the calculation process, please see the following link to Microsoft.

[CLICK HERE for Microsoft Change formula recalculation, iteration, or precision](#)

"Change when a worksheet or workbook recalculates"

Do you need additional forms?

A TIF District Annual Reporting Form is required to be submitted for a TIF district beginning with the year the district is certified. If you have a new TIF district that needs to be reported for 2018, please email the OSA as soon as possible. For new TIF districts, you must complete a TIF Plan Collection Form through SAFES (State Auditor's Form Entry System) before a 2018 District Annual Form can be generated. If you have a new pooled debt issue to be reported for 2018, please email the OSA.

TIF@osa.state.mn.us

Was this TIF District recently decertified?

If a district has recently been decertified, please print and complete a Confirmation of Decertification Form from our website. Complete and sign Part A, and send the form to your County Auditor. He or she will verify the information and sign Part B. It is the authority's responsibility to make sure the OSA receives a fully completed decertification form.

[Confirmation of Decertification Form](#)

If the district is decertified before the maximum duration limit identified in the TIF Act is reached, please submit a copy of the city council's resolution to decertify the district in addition to the Confirmation of Decertification.

Do you have additional information to share with our office?

A comment box is available at the end of the reporting form. Please use the comment box as needed to share information that may be pertinent to the reporting form. If your comment exceeds the space available on the reporting form, you may email the OSA to share the information.

TIF@osa.state.mn.us

McGregor - TIF 2 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Tax Increment Financing Annual Reporting Form for the Year Ended December 31, 2018

1	TIF District Name:	TIF 2
2	Development Authority:	McGregor
3	District Type:	Housing
4	County Where TIF District is Located:	Aitkin
5	County Identification Number, if any:	

6	For Economic Development districts only: (choose "Not Applicable" for all other districts)	
	a Is the Small City Exception being used?	Not Applicable
	b Is the district used for a Workforce Housing Project?	Not Applicable
7	Is this TIF district in a fiscal disparities area?	No
8	If yes, under what option?	Not Applicable

Original TIF Plan Information

9	TIF Plan Approval Date:	9/5/2006
10	Certification Request Date:	6/27/2007
11	Certification Date:	6/27/2007

District Duration

12	Month and year of first receipt of tax increment (actual or anticipated):	7/2008
13	Required Decertification Date:	12/31/2033

TIF Plan Estimates - Original Plan 9/5/2006

		9/5/2006
ESTIMATED TAX INCREMENT REVENUES (from tax increment generated by the district)		
14	Tax increment revenues distributed from the county	\$ 705,250
15	Interest and investment earnings	\$ 10,000
16	Sales/lease proceeds	\$ 0
17	TIF Credits	\$ 0
18	Total Estimated Tax Increment Revenues	\$ 715,250

ESTIMATED PROJECT/FINANCING COSTS (to be paid or financed with tax increment)

Project costs		
19	Land/building acquisition	\$ 110,000
20	Site improvements/preparation costs	\$ 125,000
21	Utilities	\$ 105,610
22	Other public improvements	\$ 21,900
23	Construction of affordable housing	\$ 0
24	Small city authorized costs, if not already included above	\$ 0
25	Administrative costs	\$ 70,525
26	Estimated Tax Increment Project Costs	\$ 433,035
Estimated financing costs		
27	Interest expense	\$ 282,215
28	Total Estimated Project/Financing Costs to be Paid From Tax Increment	\$ 715,250

ESTIMATED FINANCING

		9/5/2006
29	Total amount of bonds to be issued	\$ 700,000

McGregor - TIF 2 - 2018 Annual Reporting Form

Home Overview **District Info** Debt Interfund Loans PAYG Project Costs Transfers Rev & Exp Balance Sheet

District Information

Special Legislation

1 Was any special legislation enacted for this district?

2

A	B	C	D
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	Year	Chapter	Article	Section
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

3 **Captured Tax Capacity** (Only select "Not Applicable" if Decertified or Entirely Tax Exempt)

			2018 Amount
4 Current net tax capacity	+	\$	12,764
5 Original net tax capacity	-	\$	223
6 Captured net tax capacity (If negative, show \$0)	=	\$	12,541
7 Fiscal disparity deduction, if applicable (option B)	-	\$	0
8 Captured net tax capacity shared with other taxing jurisdictions	-	\$	0
9 Captured net tax capacity retained for tax increment financing (If negative, show \$0)	=	\$	12,541

Fiscal Disparities

10 Enter the amount of total increased property taxes to be paid from outside the TIF district from line 33 of the Department of Revenue's fiscal disparity option A calculation form.

Five-Year Rule

11 Did one or more of the following actions occur before ?

If yes, select "Yes" at the appropriate actions:

- 12 Revenues were paid to a third party
- 13 Bonds were issued and sold to a third party
- 14 Binding contracts with a third party were entered into and the revenues will be spent under the contractual obligation
- 15 Activity costs were paid for and revenues are spent to reimburse a party for payment of the activity costs
- 16 Expenditures were made for housing or public infrastructure purposes as permitted by Minn. Stat. § 469.1763, subd. 3 (a) (5)

Statutory County Correction of Error(s)

17 Has the authority resolved with the county auditor any error qualifying under Minn. Stat. § 469.177, subd. 13, during the year ended December 31, 2018? (If no error occurred, select "No".)

Decertification

18 Has this district been decertified?

19 Actual Decertification Date:

McGregor - TIF 2 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	ADS
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Financing & Debt

Since 2010, have you made debt service payments on a TIF bond or non-TIF bond, or are the district's increment pledged to pay an outstanding bond?

1 *(Do not consider Pay-As-You-Go (PAYG) or interfund loans.)*

TIF Principal and Interest

	A	B	C
	Bonds Retired Before 2010	All Prior Years	2018 Amount
2 TIF Bonds Issued (other than refunding bonds)	\$ 0	\$ 0	\$ 0
3 TIF Refunding bonds Issued	\$ 0	\$ 0	\$ 0
4 TIF Bond Principal payments from tax increment	\$ 0	\$ 0	\$ 0
5 Interest payments from tax increment (TIF and Non-TIF Bonds)	\$ 0	\$ 0	\$ 0

McGregor - TIF 2 - 2018 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - General Obligation TIF Bonds
- B - Revenue TIF Bonds
- C - Other TIF Debt
- D - Non-TIF Bonds

A	B	C	D	E	F	G	H	I	J
Name	Type	Pooled	Refunding	Refunded	Issue Date	Final Maturity Date	Interest Rate Range	Issue Amount	Amount Refunded (if refunded)
							%		
							%		
							%		
							%		
							%		
							%		
							%		
							%		
							%		
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							%		

Do not consider PAYG and Interfund loans. If you need to report additional bonds, please contact the OSA.

Comments (500 character limit):

McGregor - TIF 2 - 2018 Annual Reporting Form

	K	L	M	N	O	P	Q	R	S	T	U	V	W
	Principal							Interest					
	Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2018 From Tax Increment	Paid in 2018 From Other Sources	Additions in Prior Years	Additions in 2018	Outstanding	Due in 2019 From Tax Increment	Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid in 2018 From Tax Increment	Paid in 2018 From Other Sources	Due in 2019 From Tax Increment
1							\$ 0						
2							\$ 0						
3							\$ 0						
4							\$ 0						
5							\$ 0						
6							\$ 0						
7							\$ 0						
8							\$ 0						
9							\$ 0						
10							\$ 0						
11							\$ 0						
12							\$ 0						
13							\$ 0						
14							\$ 0						
15							\$ 0						
16							\$ 0						
17							\$ 0						
18							\$ 0						
19							\$ 0						
20							\$ 0						

McGregor - TIF 2 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance
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Interfund Loans

- 1 Does/Did this district have interfund loans outstanding after 2009?
- 2 Did this district pay interest on interfund loans that were **retired before 2010**?

Interfund Loans

	A	B
	12/31/2017	12/31/2018
3 Due to other TIF districts	\$ 0	\$ 0
4 Due to non-tax increment accounts	\$ 0	\$ 0
5 Due from other TIF districts	\$ 0	\$ 0
6 Due from non-tax increment accounts	\$ 0	\$ 0

Principal and Interest

	A	B	C
	Interfund Loans Retired Before 2010	Prior Years	2018 Amount
7 Principal payments paid from this district		\$ 0	\$ 0
8 Interest payments paid from this district	\$ 0	\$ 0	\$ 0

McGregor - TIF 2 - 2018 Annual Reporting Form

Key To Drop-Down Menu for "Type"

- A - Receivable: Interfund Loan to Other District
- B - Receivable: Interfund Loan to Non-Tax Increment Account
- C - Payable: Interfund Loan from Other District
- D - Payable: Interfund Loan from Non-Tax Increment Account

9	A	B	C	D	E	F	G
Type	Name of Second Party (District or Non-Tax Increment Account)		Resolution Date	Final Maturity Date	Interest Rate Range	Authorized Amount	
	District	Non-Tax Increment Account					
1					- %		
2					- %		
3					- %		
4					- %		
5					- %		
6					- %		
7					- %		
8					- %		
9					- %		
10					- %		
11					- %		
12					- %		
13					- %		
14					- %		
15					- %		
16					- %		
17					- %		
18					- %		
19					- %		
20					- %		

If you need to report additional interfund loans, please contact the OSA

Comments (500 Character limit):

10

McGregor - TIF 2 - 2018 Annual Reporting Form

	H	I	J	K	L	M	N	O	P	Q	R	S
	Principal						Interest			Terms		
	Prior Years Draw Amount	2018 Draw Amount	Paid/Rec'd in Prior Years	Paid/Rec'd in 2018	Additions/Reductions Prior Years	Additions/Reductions in 2018	Outstanding	Due in 2019	Paid/Rec'd in Prior Years	Paid/Rec'd in 2018	Due in 2019	Modified in 2018?
1							\$ 0					
2							\$ 0					
3							\$ 0					
4							\$ 0					
5							\$ 0					
6							\$ 0					
7							\$ 0					
8							\$ 0					
9							\$ 0					
10							\$ 0					
11							\$ 0					
12							\$ 0					
13							\$ 0					
14							\$ 0					
15							\$ 0					
16							\$ 0					
17							\$ 0					
18							\$ 0					
19							\$ 0					
20							\$ 0					

McGregor - TIF 2 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	ADS	Com
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Pay-As-You-Go (PAYG) Financing

1 Are there any PAYG obligations for this district?

For the section below, report only the documented PAYG costs to be repaid with tax increment.

	A	B	C	D
	Total All PAYG Through 2018	McGregor Propety Development,	PAYG 2 Through 2018	PAYG 3 Through 2018
DOCUMENTED PAYG COSTS				
2 Land/building acquisition	\$ 36,185	\$ 36,185		
3 Site improvements/preparation costs	\$ 50,293	\$ 50,293		
4 Utilities	\$ 34,617	\$ 34,617		
5 Other public improvements	\$ 9,536	\$ 9,536		
6 Construction of affordable housing	\$ 0	\$ 0		
7 Small city authorized costs, if not already included above	\$ 0	\$ 0		
8 Temporary economic development (jobs) [Minn. Stat. § 469.176, subd. 4c (d)]	\$ 0	\$ 0		
9 Total documented PAYG costs to be paid with tax increment	\$ 130,631	\$ 130,631	\$ 0	\$ 0

Principal and Interest

	12/31/2017	12/31/2018
10 Outstanding obligation contingent upon available tax increment	\$ 0	\$ 0
	Prior Years	2018 Amount
11 Principal payments	\$ 130,631	\$ 0
12 Interest payments	\$ 20,393	\$ 0

ments

E	F	G	H	I	J	K	DOCUMENTED PAYG COSTS	
PAYG 4 Through 2018	PAYG 5 Through 2018	PAYG 6 Through 2018	PAYG 7 Through 2018	PAYG 8 Through 2018	PAYG 9 Through 2018	PAYG 10 Through 2018		
							Land/Bldg Acq	2
							Site Impv/Prep	3
							Utilities	4
							Other Pub Impr	5
							Affordable Hsg	6
							Small City	7
							Temp Jobs Bill	8
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	TOTAL	9

McGregor - TIF 2 - 2018 Annual Reporting Form

13

	<u>Name on Development Agreement</u>	<u>Issue Date</u>	<u>Final Maturity Date</u>	<u>Interest Rate Range</u>	<u>Contract / Note Amount</u>	<u>Documented Amount</u>
1	McGregor Propety Development, LLC	2/3/2009	8/1/2016	5.000 - 5.000 %	\$ 130,631	\$ 130,631
2				- %		\$ 0
3				- %		\$ 0
4				- %		\$ 0
5				- %		\$ 0
6				- %		\$ 0
7				- %		\$ 0
8				- %		\$ 0
9				- %		\$ 0
10				- %		\$ 0

14 **Comments (500 Character limit):**

McGregor - TIF 2 - 2018 Annual Reporting Form

G	H	I	J	K	L	M	N	O
Principal					Interest			

	<u>Paid in Prior Years</u>	<u>Paid in 2018</u>	<u>Additions/Reductions Prior Years</u>	<u>Additions/Reductions in 2018</u>	<u>Outstanding</u>	<u>Due in 2019</u>	<u>Paid in Prior Years</u>	<u>Paid in 2018</u>	<u>Due in 2019</u>	
1	\$ 130,631	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 20,393	\$ 0	\$ 0	1
2					\$ 0					2
3					\$ 0					3
4					\$ 0					4
5					\$ 0					5
6					\$ 0					6
7					\$ 0					7
8					\$ 0					8
9					\$ 0					9
10					\$ 0					10

McGregor - TIF 2 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	ADS
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Project Costs

	A	B	C
	Prior Years	2018 Amount	Total Through 2018
PROJECT COSTS (OTHER THAN PAYG)			
1 Land/building acquisition	\$ 0	\$ 0	\$ 0
2 Site improvements/preparation costs	\$ 0	\$ 0	\$ 0
3 Utilities	\$ 8,615	\$ 0	\$ 8,615
4 Other public improvements	\$ 0	\$ 0	\$ 0
5 Construction of affordable housing	\$ 0	\$ 0	\$ 0
6 Small city authorized costs, if not already included above	\$ 0	\$ 0	\$ 0
Temporary economic development (Jobs)			
7 (Minn. Stat. § 469.176, subd. 4c (d))	\$ 0	\$ 0	\$ 0
8 Authority administrative costs	\$ 3,033	\$ 1,533	\$ 4,566
9 County administrative costs	\$ 0	\$ 0	\$ 0
10 Subtract prior years' costs paid with public funds other than tax increment	\$ 0		\$ 0
11 Total Project Costs (Other than PAYG) Paid or Financed with Tax Increment and/or TIF Bond Proceeds	\$ 11,648	\$ 1,533	\$ 13,181
PROJECT COSTS (PAYG)			
12 Land/building acquisition			\$ 36,185
13 Site improvements/preparation costs			\$ 50,293
14 Utilities			\$ 34,617
15 Other public improvements			\$ 9,536
16 Construction of affordable housing			\$ 0
17 Small city authorized costs, if not already included above			\$ 0
Temporary economic development (Jobs) (Minn. Stat. § 469.176, subd. 4c (d) (2010))			\$ 0
18 Total Documented Project Costs (PAYG) to be Paid with Tax Increment			\$ 130,631
19			
20 TOTAL PROJECT COSTS PAID OR TO BE PAID WITH TAX INCREMENT AND/OR TIF BOND PROCEEDS			\$ 143,812
Amount of any payments included above for activities and improvements located outside the TIF district and paid for or financed with tax increment including administrative costs	\$ 3,033	\$ 1,533	\$ 4,566
21			

McGregor - TIF 2 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Transfers

1 Are there any transfers of tax increment to or from the TIF district? No

	A	B	C	D
	District Name	Prior Years	2018 Amount	Total Through 2018
2 TRANSFERS IN	Transfers of tax increment from other TIF districts			
1				\$ 0
2				\$ 0
3				\$ 0
4				\$ 0
5				\$ 0
6				\$ 0
7				\$ 0
8				\$ 0
9				\$ 0
10				\$ 0
11				\$ 0
12				\$ 0
13				\$ 0
14				\$ 0
15				\$ 0
16				\$ 0
17				\$ 0
18				\$ 0
19				\$ 0
20				\$ 0
3 Total Transfers In		\$ 0	\$ 0	\$ 0

4 TRANSFERS OUT	Transfers of tax increment to other TIF districts			
1				\$ 0
2				\$ 0
3				\$ 0
4				\$ 0
5				\$ 0
6				\$ 0
7				\$ 0
8				\$ 0
9				\$ 0
10				\$ 0
11				\$ 0
12				\$ 0
13				\$ 0
14				\$ 0
15				\$ 0
16				\$ 0
17				\$ 0
18				\$ 0
19				\$ 0
20				\$ 0
5 Total Transfers Out		\$ 0	\$ 0	\$ 0

McGregor - TIF 2 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet	EIC	AI
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Revenues, Expenditures, and Changes in Tax Increment Balance

	A	B	C
	Prior Years	2018 Amount	Total Through 2018
REVENUES			
1 Tax increment revenues distributed from the county	\$ 201,241	\$ 17,407	\$ 218,648
2 Interest and investment earnings	\$ 0	\$ 0	\$ 0
3 TIF Credits	\$ 0	\$ 0	\$ 0
4 Loan/advance repayments	\$ 0	\$ 0	\$ 0
5 Lease proceeds	\$ 0	\$ 0	\$ 0
6 Repayments or return of tax increment per agreements	\$ 0	\$ 0	\$ 0
7 Total Revenues	\$ 201,241	\$ 17,407	\$ 218,648
EXPENDITURES			
8 Project costs (other than PAYG)	\$ 11,648	\$ 1,533	\$ 13,181
9 Tax increment returned to the county	\$ 0	\$ 0	\$ 0
Bond Payments			
Principal			
10 Payments for PAYG note or contract	\$ 130,631	\$ 0	\$ 130,631
11 Payments on all other TIF bonds	\$ 0	\$ 0	\$ 0
Interest			
12 Interest on PAYG	\$ 20,393	\$ 0	\$ 20,393
13 Interest on all other (TIF and Non-TIF) bonds	\$ 0	\$ 0	\$ 0
14 Interest on interfund loans	\$ 0	\$ 0	\$ 0
15 Total Expenditures	\$ 162,672	\$ 1,533	\$ 164,205
16 Revenues over (under) expenditures	\$ 38,569	\$ 15,874	\$ 54,443
OTHER SOURCES AND USES			
17 Transfers in	\$ 0	\$ 0	\$ 0
18 Transfers out	\$ 0	\$ 0	\$ 0
19 TIF Bonds issued (other than refunding bonds)	\$ 0	\$ 0	\$ 0
20 Refunding TIF bonds issued	\$ 0	\$ 0	\$ 0
21 TIF Bonds refunded	\$ 0	\$ 0	\$ 0
22 TIF Bond discount	\$ 0	\$ 0	\$ 0
23 TIF Bond premium	\$ 0	\$ 0	\$ 0
24 Sales of property	\$ 0	\$ 0	\$ 0
25 Other (see instructions, comment required)	\$ 0	\$ 0	\$ 0
26 Total Other Sources and Uses	\$ 0	\$ 0	\$ 0
27 Net change in tax increment balances	\$ 38,569	\$ 15,874	\$ 54,443
28 Tax Increment balance (beginning 01/01/2018)		\$ 38,569	
29 Tax Increment balance (ending 12/31/2018)		\$ 54,443	

30 Comments (500 Character limit):

McGregor - TIF 2 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance
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Balance Sheet

		A	B
		12/31/2017	12/31/2018
ASSETS			
1	Cash	\$ 38,569	\$ 54,443
2	Investments	\$ 0	\$ 0
3	Due from other TIF districts	\$ 0	\$ 0
4	Due from non-tax increment accounts	\$ 0	\$ 0
5	Interest receivable	\$ 0	\$ 0
6	Taxes receivable	\$ 0	\$ 0
7	Other receivables	\$ 0	\$ 0
8	Property held for resale	\$ 0	\$ 0
9	Total Assets	\$ 38,569	\$ 54,443
LIABILITIES			
10	Due to other TIF districts	\$ 0	\$ 0
11	Due to non-tax increment accounts	\$ 0	\$ 0
12	Accounts payable	\$ 0	\$ 0
13	Unearned revenue	\$ 0	\$ 0
14	Total Liabilities	\$ 0	\$ 0
15	Deferred Inflows	\$ 0	\$ 0
16	Total Liabilities and Deferred Inflows	\$ 0	\$ 0
TAX INCREMENT BALANCE			
17	Total Tax Increment Balance	\$ 38,569	\$ 54,443
18	Total Liabilities and Tax Increment Balance	\$ 38,569	\$ 54,443

McGregor - TIF 2 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
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Excess Increment Calculation

Excess increment calculation report required?

If the total costs authorized by the TIF plan to be paid or financed with tax increment from the district exceed the total tax increment collected from the district by 20 percent or more, the excess increment calculation is not required to be reported.

Excess increment calculation reporting exemption: Minn. Stat. § 469.176, subd. 2 (g).

1	Tax increment generated by the district since certification	\$ 218,648
2	Multiply the above amount by 1.2	\$ 262,378
3	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 715,250
4	Based on the calculation above, the Excess Increment Calculation Report is:	NOT REQUIRED

Excess Increment Calculation Report

5	Total tax increment generated by the district since certification	\$ 218,648
6	Subtract total tax increment returned to the county	\$ 0
7	Subtotal A	\$ 218,648
8	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$ 715,250
9	Subtract authorized costs that have been or will be paid from sources other than tax increment	
10	Subtract principal and interest payments due after the year ended December 31, 2018	
11	Add transfers of increment made prior to December 31, 2018, used to pay for Minn. Stat. § 469.1763 deficits	
12	Subtotal B	\$ 715,250
13	Excess increment (Subtract subtotal B from subtotal A)	\$ (496,602)
Subtract any of the authorized uses of excess increment listed below:		
14	Prepayment of any outstanding bonds	
15	Discharge of the pledge of tax increment for any outstanding bonds	
16	Payment into an escrow account dedicated to the payment of any outstanding bond	
17	Excess increment after subtractions of authorized uses*	\$ (496,602)

*Excess increments after subtractions must be returned to the county for distribution to the city, county, and school districts in which the TIF district is located within nine months after the end of the year (by September 30).

McGregor - TIF 2 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Expr	B:
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2018 Annual Disclosure Statement

1 Name of Development Authority:

2 Name of Municipality:

3
 (Name of the Newspaper) (Date of Publication)

The following information represents the annual disclosure of tax increment districts for the year ended December 31, 2018.

		<u>TIF 2</u>
4	Current net tax capacity	\$ 12,764
5	Original net tax capacity	\$ 223
6	Captured net tax capacity	\$ 12,541
7	Principal and interest payments due in 2019	\$ 0
8	Tax increment received in 2018	\$ 17,407
9	Tax increment expended in 2018	\$ 1,533
10	Month and year of first tax increment receipt	7/2008
11	Date of required decertification	12/31/2033
12	The total increased property taxes to be paid from outside the district if fiscal disparities Option A applies*	\$ 0

* The fiscal disparities property tax law provides that the growth in commercial-industrial property tax values is shared throughout the area. In a tax increment financing district, this value sharing can either result in a decrease in tax increment financing district revenue or a tax increase for other properties in the municipality depending on whether the tax increment financing district contributes its share of the growth. Amounts displayed here indicate that the district did not contribute its growth in commercial-industrial property tax values and represent the resulting increase in taxes on other properties in the City for taxes payable in 2018.

Additional information regarding this district may be obtained from:

13 Name:

14 Address:

15 City:

16 State:

17 Zip Code:

18 Phone: Enter as 6512962551.

19 Email:

Enter 'none' if no email address.

McGregor - TIF 2 - 2018 Annual Reporting Form

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Bal
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Comments

Please enter any additional comments regarding this district (500 character limit on Comments):

1

