CITY OF DUNDAS

ECONOMIC DEVELOPMENT AUTHORITY

AGENDA
JUNE 26, 2023
6:00 PM
DUNDAS CITY HALL/CITY COUNCIL CHAMBERS

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF AGENDA
   Motion by______, second by _____ to approve agenda

3. APPROVAL OF MINUTES
   Motion by _____, second by ______ to approve minutes of January 23, 2023

4. BILLS AND COMMUNICATIONS

5. REPORTS

6. UNFINISHED BUSINESS

7. NEW BUSINESS
   a. Project Preliminary Feasibility

8. ADJOURN

CITY OF DUNDAS
ECONOMIC DEVELOPMENT AUTHORITY
MINTUES OF JANUARY 23, 2023
6:30 PM City Hall

UNOFFICIAL MINUTES
Present: Glenn Switzer, Ashley Gallagher, Luke LaCroix, Grant Modory, Luke Swartwood
Staff: City Planner Nate Sparks, City Administrator Jenelle Teppen

CALL TO ORDER/ROLL CALL
President Switzer called the meeting to order at 6:32 p.m. A quorum was present.

APPROVAL OF AGENDA
Motion by La Croix, seconded by Swartwood, to approve the agenda. Motion Carried Unanimously (MCU)

APPROVAL OF MINUTES
Motion by La Croix, seconded by Swartwood, to approve the Minutes of the November 28, 2022 meeting. MCU

BILLS AND COMMUNICATIONS – No bills or communications presented.

REPORTS – No reports presented.

UNFINISHED BUSINESS – No unfinished business presented.

NEW BUSINESS
<u>Project Status Updates</u>
Property Acquisition Priorities: City Planner Sparks indicated previously the EDA identified a redevelopment area as being north of the downtown at Hester and Railway Streets and the establishment of an industrial park not tied to any specific property but near the railroad tracks. He stated staff is seeking input on prioritizing the properties so City could engage in property acquisition with the owners. Following several minutes of discussion, the EDA directed staff to continue to move ahead on pursuing acquisition of property to move the proposed projects forward.

<u>Draft Economic Development Priorities</u>
In anticipation of a meeting with Rice County staff and two County Commissioners regarding economic development efforts, staff drafted a list of projects/priorities. The EDA reviewed and discussed the list.

ADJOURN
Motion from Modory, and seconded by Swartwood, to adjourn the meeting at 7:24 p.m.

Submitted by: Attest:

Jenelle Teppen, Secretary

Glenn Switzer, President

EDA MEMO

TO: Dundas Economic Development Authority
Jenelle Teppen, City Administrator

FROM: Nate Sparks

DATE: June 23, 2023

RE:

BACKGROUND

The EDA discussed at a previous meeting prioritizing a redevelopment on the north end of Downtown (North Railway Project) and establishing an industrial park/business incubator (Business Park Project).

City Staff has discussed the financing of these projects with the City's financial consultants. The financial consultant will be present at the EDA meeting for further discussion.

NORTH RAILWAY PROJECT

City Staff has still not been able to come to terms with a property owner to allow for the Phase I to be conducted on this site. Staff will continue to work towards coming to an agreement with the property owner in order for the EDA to have adequate information.

BUSINESS PARK PROJECT

The business park project is essentially a small industrial park intended for business incubator purposes. The City of Dundas has been exploring the feasibility of acquiring a site within the City for this potential development. A site that would be appropriate for this would be approximately 11-acre site with smaller business incubator-type lots of primarily half to one acre lots. This is smaller than a typical industrial park in both total and per lot size. The following information was provided by the City's financial consultant.

For the purpose of preparing preliminary analysis, the City's financial consultant assumed the City would acquire the properties through the issuance of bonds. Alternatively, the City could use existing cash on hand, subject to availability and timing for potential sale/new development/redevelopment. The financial feasibility analysis also seeks to help the City understand the opportunity cost of using available funds as compared to bonding. The decision and ability to issue bonds will be based on statutory authority, financial feasibility, and political appetite. Following staff review, next steps include discussion with City Council and Economic Development Authority.

The City may consider alternate bond issuance financing options for upfront costs related to the project site. Subject to project and site qualification, the following bond options could be used to finance acquisition and installation of project infrastructure.

- General Obligation Temporary TIF Bonds
- General Obligation TIF Bonds

- General Obligation Tax Abatement Bonds
- General Obligation Improvement Bonds

We anticipate the City's decision on how and if to finance acquisition, infrastructure and other related improvements will be based partly on the type of development, anticipated timing for development, and availability of revenues to repay debt service and any other City/investor obligations. Ultimately, the authority the City utilizes to finance the costs will be based on project circumstances.

The City desires to understand the financial feasibility of site acquisition, preparation, and execution of development at the site. The City has engaged Baker Tilly to assist in this process by performing a preliminary feasibility analysis and implementation plan for the planned development of the properties.

We have prepared the financial feasibility analysis (see attached) based on project financing and timing assumption. The feasibility analysis is comprehensive due to the current project unknowns including time, type of developments, and additional upfront City investment for public infrastructure.

The purpose of this preliminary feasibility analysis is to assist the City with understanding the financial feasibility and estimated impact of acquiring the identified sites for future redevelopment and business expansion. We have assisted in this process by performing a preliminary feasibility analysis and implementation plan for the planned development of the property.

The City should understand and be comfortable with the level of public participation required for the project to proceed prior to commitment of financing. It should also understand the anticipated development necessary to occur that will support debt service prior to any bond issuance. We recommend that before the City proceed with public participation and bond issuance for the financing of these projects that it consider the following items:

- Development agreement with future developers that contains specific project requirements
- Future private developers show proof of private financing and site acquisition
- Understanding of the market for this site, including a market analysis if necessary
- Explore pay-as-you-go financing options, if possible

ROLE OF THE CITY AND EDA

The preliminary feasibility plan and analysis assumes the City would finance the initial project costs upfront and assume site control. As the City considers next action items, if any, it should decide the role it wants to take with development/redevelopment of the project sites.

The City could take a less aggressive role and wait for the private market to acquire the site and approach the current property owners for site control. It could also choose to participate through the establishment of a TIF District and simply provide PAYGO financing.

The City could also choose to take a more aggressive role in development/redevelopment of the sites. In order of increased public participation and risk the City could consider the following:

1. Engage more proactively with the private sector and hold a developer forum to gauge interest of redevelopment opportunities for the site.
2. Take out an option on the property.

3. Acquire the property through the issuance of GO TIF Bonds or internal loan upon establishment of a TIF District.

The current economic climate may increase the risk of the development occurring as estimated, especially due to the lack of site control and no signed contracts with a potential redeveloper. Baler Tilly is not a market feasibility analysis firm and cannot affirm or refute the projected development values and timing. To help increase confidence in the project, we recommend that the City contract a professional market feasibility consultant to provide a professional, third party evaluation of the project and the development components prior to constructing the project improvements and incurring debt.

The private financing market is tight for developers, which can require public entities to bear more of the risk in development. It may be attractive for public participation for a number of reasons. The credit rating of the City will dictate more favorable financing terms and allow access to financing. The market creates a unique opportunity for partnership between the City and developer and/or other entities.

STAFF COMMENTS

The EDA should review the financial analysis attached and discuss the next steps.

Project Two: Business Park Expansion

<u>Section 1: Executive Summary</u>
The preliminary site development plan for the property has been provided by the City. The property is approximately 11 acres that could be split into 16 lots with lot sizes ranging from 18,000 – 53,000 square feet. The lot sizes are relatively small and intended to support small incubator business growth type investment. for preliminary purposes, we are assaying 30% lot coverage for building development and taxable value per square foot of $100. We anticipate the preliminary estimates will be adjusted as additional information for the project development becomes available. The following table provides a summary of the development assumptions including lot size, building size, value per square foot and total taxable value for each lot.

The initial financing assumption is that the City would issue GO Improvements Bonds to finance the acquisition (Scenario 1) and acquisition and installation of infrastructure (Scenario 2). As lots are sold, the assessments would be paid and used by the City to pay debt service. Assuming the project sites qualified for inclusion within a TIF District (economic development), the City may consider the establishment of one or more tax increment financing districts as a means of capturing the incremental taxes to be used to offset the cost of the assessments. The table on the next page provides a summary of the initial assumptions for projected development by lot including lot size, building square footage and estimated taxable value. The anticipated absorption rate for development of the lots has been assumed to be 1-2 lots per year starting in 2024. Additional details regarding the buildout assumptions are provided within the report.

The basis of this preliminary financial analysis is that the City would finance the public improvements necessary to facilitate development of the site. The project costs are estimated to be $1.7-$2.0 million, as summarized in the following table. The public infrastructure cost estimates as provided are based on 2023 construction costs. They also include a higher contingency percentage in anticipation of those costs being incurred in future years. It is important to note that the project costs only include public infrastructure costs and do not include acquisition costs or any additional private development costs such as parking, site improvements, soil correction and/or construction of the buildings associated with new development.

The estimates of new taxable market value are based on assumptions relative to lot sizes, building square footages and value per square foot. Using that information and provided comparable developments within the County and metro area, as well as preliminary discussions with the assessor, the potential total new value has been estimated to be $14,280,000 as provided in more detail in Tables I and III. The estimated taxable market value estimates will be refined as additional information on projected future build-outs becomes available. This preliminary financial analysis –

- Begins with information included within the City provided details relative to lot development, size and cost of infrastructure improvements;
- Focuses only on the business park development project site as identified by the City;
- Evaluates the estimated public improvement costs necessary to service the site; and
- Estimated revenues generated through increased values generating tax increment that would be available for capture and redirection to off-set the expenditures.

We believe that bringing the proposed development project from a conceptual vision to economic reality requires thorough, iterative financial planning. By thorough, we mean a financing plan that incorporates the best available information on project costs, revenues and timing. By iterative, we mean recognizing that implementation of the proposed project(s) will be a long-term process during which conditions will change. The financing plan for these projects must be regularly updated to reflect the most recent environment.

The summary report that follows has been prepared to analyze the proposed development scenarios to determine if projected revenues based on the prepared site plans are sufficient to finance the costs associated with implementation of the City's development plan. We have approached the feasibility analysis based on the proposed plans regarding development costs, outcomes, and timing, to develop a measure of the City's level of risk when compared to the anticipated amount of development and revenues that will be received.

The primary financing tools the City could utilize to facilitate development of the site includes:

- Tax Increment Financing
- Tax Abatement
- Grants and/or Loans
- Special Assessments

For purposes of our preliminary analysis, the assumption would be that the City would issue General Obligation Improvement bonds supported by special assessments and establish a Tax Increment Financing District in which increased taxes generated on the project site would be captured by the City to finance all or a portion of the estimated public improvement costs.

This preliminary analysis is intended to aid the City in evaluating and understanding the associated revenue and expenditures related to the planned development efforts. The analysis, and its projected estimated outcomes, is driven by the areas for development and the planned re-use. The projected outcomes of this preliminary analysis will be used to identify the redevelopment strategies most appropriate for current conditions and the action steps to be taken toward these redevelopment strategies.

Financing Assumptions

- Total Project Amount: $2,050,000
    - *Acquisition plus installation of public improvements*
- Competitive Issuance
- Improvement Purpose: 10 Years
- Acquisition Purpose: 10 Years
- Current AA- Rates +40 bps

Total Issue Sources And Uses

Dated 08/01/2023 | Delivered 08/01/2023

	GO Improvements	GO TIF-Industrial Acquistion
Sources Of Funds		
Par Amount of Bonds	$1,760,000.00	$360,000.00
Total Sources	**$1,760,000.00**	**$360,000.00**
Uses Of Funds		
Deposit to Project Construction Fund	1,700,000.00	350,000.00
Costs of Issuance	35,268.08	7,213.93
Total Underwriter's Discount (1.200%)	21,120.00	4,320.00
Rounding Amount	3,611.92	(1,533.93)
Total Uses	**$1,760,000.00**	**$360,000.00**

Estimated Debt Service Schedule for Financing of Public Improvements

NET DEBT SERVICE SCHEDULE

Date	Principal	Coupon	Interest	Total P+I	Net New D/S	105% of Total	Levy Required
02/01/2024	-	-	-	-	-	-	-
02/01/2025	130,000.00	3.250%	83,465.25	213,465.25	213,465.25	224,138.51	224,138.51
02/01/2026	160,000.00	3.150%	51,418.50	211,418.50	211,418.50	221,989.43	221,989.43
02/01/2027	165,000.00	3.080%	46,378.50	211,378.50	211,378.50	221,947.43	221,947.43
02/01/2028	170,000.00	3.050%	41,296.50	211,296.50	211,296.50	221,861.33	221,861.33
02/01/2029	175,000.00	3.000%	36,111.50	211,111.50	211,111.50	221,667.08	221,667.08
02/01/2030	180,000.00	2.980%	30,861.50	210,861.50	210,861.50	221,404.58	221,404.58
02/01/2031	185,000.00	3.000%	25,497.50	210,497.50	210,497.50	221,022.38	221,022.38
02/01/2032	190,000.00	3.250%	19,947.50	209,947.50	209,947.50	220,444.88	220,444.88
02/01/2033	200,000.00	3.350%	13,772.50	213,772.50	213,772.50	224,461.13	224,461.13
02/01/2034	205,000.00	3.450%	7,072.50	212,072.50	212,072.50	222,676.13	222,676.13
Total	**$1,760,000.00**	**-**	**$355,821.75**	**$2,115,821.75**	**$2,115,821.75**	**$2,221,612.84**	**$2,221,612.84**

Estimated Debt Service Schedule for Financing of Acquisition

NET DEBT SERVICE SCHEDULE

Date	Principal	Coupon	Interest	Total P+I	Net New D/S	105% of Total	Levy Required
02/01/2024	-	-	-	-	-	-	-
02/01/2025	25,000.00	3.250%	17,060.25	42,060.25	42,060.25	44,163.26	44,163.26
02/01/2026	35,000.00	3.150%	10,561.00	45,561.00	45,561.00	47,839.05	47,839.05
02/01/2027	35,000.00	3.080%	9,458.50	44,458.50	44,458.50	46,681.43	46,681.43
02/01/2028	35,000.00	3.050%	8,380.50	43,380.50	43,380.50	45,549.53	45,549.53
02/01/2029	35,000.00	3.000%	7,313.00	42,313.00	42,313.00	44,428.65	44,428.65
02/01/2030	35,000.00	2.980%	6,263.00	41,263.00	41,263.00	43,326.15	43,326.15
02/01/2031	40,000.00	3.000%	5,220.00	45,220.00	45,220.00	47,481.00	47,481.00
02/01/2032	40,000.00	3.250%	4,020.00	44,020.00	44,020.00	46,221.00	46,221.00
02/01/2033	40,000.00	3.350%	2,720.00	42,720.00	42,720.00	44,856.00	44,856.00
02/01/2034	40,000.00	3.450%	1,380.00	41,380.00	41,380.00	43,449.00	43,449.00
Total	**$360,000.00**	**-**	**$72,376.25**	**$432,376.25**	**$432,376.25**	**$453,995.06**	**$453,995.06**

Section 2: The Project

In order to facilitate development of the approximate 11-acre property, public improvements are necessary to service the site. The City has received preliminary cost estimates totaling $1.7 million, plus acquisition costs. Our initial feasibility analysis is based on a land use scenario with development of 15 lots ranging in size from 18,000 – 53,000 square and respective public improvement costs. The primary assumption is that the City needs to facilitate development of the site through the financing of acquisition and public improvement costs as identified. It is assumed the City would establish a Tax Increment Financing (Economic Development) District for financing of the public improvements, and that the entire project site(s) for each scenario would qualify under the tax increment financing statutes (as described in Section 5 of this report). We have prepared a preliminary financial implementation and feasibility plan based on development of the property as an industrial business park.

Table I Projected Development

Preliminary Development Details	Per Lot SF	Lot Bldg Coverage 30%	Bldg Value per SF $100
Lot 1	53,000	15,900	1,590,000
Lot 2	37,000	11,100	1,110,000
Storm Pond	21,000	-	-
Lot 3	29,000	8,700	870,000
Lot 2	24,000	7,200	720,000
Lot 1	32,000	9,600	960,000
Lot 3	29,000	8,700	870,000
Lot 4	19,000	5,700	570,000
Lot 5	39,000	11,700	1,170,000
Lot 1	50,000	15,000	1,500,000
Lot 2	38,000	11,400	1,140,000
Lot 1	38,000	11,400	1,140,000
Lot 2	34,000	10,200	1,020,000
Lot 3	18,000	5,400	540,000
Lot 4	18,000	5,400	540,000
Lot 5	18,000	5,400	540,000
Total	497,000	142,800	14,280,000
Est. Acreage	11		

Section 3: Development Costs

Table II Development Costs

Project	Cost
Surface Improvements	$568,950
Sanitary Sewer Improvements	$195,700
Water Main Improvements	$339,200
Storm Sewer Improvements	$181,550
Contingency	$128,540
Indirect Costs	$282,788
Total Estimated Costs	$1,696,728

Section 4: Revenue Projections and Assumptions

Certain assumptions were used to estimate the projected available tax increment revenues. Those assumptions are as follows:

- $14,280,000 total taxable value for new business park development
  - 15 developable lots with square foot of lots ranging from 19,000 – 53,000
  - $100/sf for each building
- Property classified as commercial-industrial
  - Classification rate: 1.5% first $150,000 and 2% value above $150,000
- Maximum term of economic development district
  - 9 total years
  - Each lot may be separate tax increment district or
  - Combined/multiple districts based on development timing

- Increment based on difference between existing value and new land/building value
- Construction commences in 2024 for first building
  - 100% completed by December 31, 2025 for
    - Assess January 2026 for taxes payable in 2027
- Construction completed in 2033 (approximate 10-year buildout)
  - 1-2 lots developed each year
- Payable 2023 combined tax rate of 114.358%
- 0% Annual market value inflator

Table III Projected Tax Increments

Projected Tax Increments	
Existing Land Value	
Original Net Tax Capacity (Base)	
Estimated Total Completed Value	$14,280,000
Total Tax Capacity	$284,850
Total Estimated Gross Tax Increment	$2,921,186
Estimated City Retained (10%)	$292,120
Total Estimated Net Tax Increment	$2,629,066
Total Estimated Present Value Net Increment with 4% interest rate	$1,623,110

Section 5: Project Financing

Based on the previously described assumptions we have prepared a preliminary financial analysis for the development scenario. The preliminary analysis assumes the issuance of general obligation improvement bonds supported by special assessments and tax increment revenues to fund the capital costs of the project (infrastructure costs).

Depending on how and when the project area(s) are developed, the City could also consider the issuance of General Obligation Temporary and/or Permanent Tax Increment Bonds to finance certain public improvement costs, and/or acquisition costs. Financing project costs with temporary bonds would be advantageous to the City in three ways:

4. It allows time for development to occur that will generate sufficient revenues to support debt service;
5. Eliminates property taxpayer risk during the term of the Temporary Bonds or Notes as all debt service costs are capitalized; and
6. It gives the City the ability to reduce the future long-term "takeout" financing amount if other revenue sources become available prior to long-term financing.

Generally, financing for projects can be done two ways: as upfront or "pay-as-you-go" (PAYGO) basis. This preliminary financing analysis includes the assumption that the City would issue General Obligation Improvement Bonds to finance the public improvement costs that have been identified as necessary for redevelopment of the project area.

Any financing for additional private project costs such as acquisition, demolition, relocation or site improvements and/or future phases of the project has not been determined, but could be upfront or pay-as-you-go. With pay-as-you-go financing the developer finances the improvement costs upfront and is reimbursed with future tax increment revenues. It is also recommended the City also pursue grant funding to finance a portion of the project costs.

When considering this preliminary feasibility analysis and the plan of City bond issuance for the public improvements, it is important to note the City's policy regarding the use of tax increment financing. Historically the City has provided tax increment assistance on a pay-as-you-go basis. The financing structure of improvement bonds backed by special assessments and later repaid with tax increment revenues is a blend of upfront and PAYGO financing. The City would initially finance the public improvements. However, the costs would be assessed to the developer. The developer would be reimbursed for all or a portion of the public improvement costs, based on the actual tax increment revenues generated by the project.

Preliminary Development Details	Per Lot SF	Per Lot Acquisition Cost	Per Lot Acq. Plus Interest Cost	Per Lot Acq + Improve Cost	Per Lot Acq + Improve Interest Cost	Estimated Total TIF Revenues
Lot 1	53,000	37,324	45,624	225,543	268,106	290,927
Lot 2	37,000	26,056	31,851	157,455	187,168	203,100
Storm Pond	21,000	14,789	18,077	89,366	106,231	-
Lot 3	29,000	20,423	24,964	123,410	146,699	159,186
Lot 2	24,000	16,901	20,660	102,133	121,406	131,740
Lot 1	32,000	22,535	27,547	136,177	161,875	175,654
Lot 3	29,000	20,423	24,964	123,410	146,699	159,186
Lot 4	19,000	13,380	16,356	80,855	96,113	104,294
Lot 5	39,000	27,465	33,572	165,966	197,285	214,078
Lot 1	50,000	35,211	43,041	212,777	252,930	274,459
Lot 2	38,000	26,761	32,712	161,710	192,227	208,589
Lot 1	38,000	26,761	32,712	161,710	192,227	208,589
Lot 2	34,000	23,944	29,268	144,688	171,992	186,632
Lot 3	18,000	12,676	15,495	76,600	91,055	98,805
Lot 4	18,000	12,676	15,495	76,600	91,055	98,805
Lot 5	18,000	12,676	15,495	76,600	91,055	98,805
Total	497,000	350,000	427,832	2,115,000	2,514,125	2,612,852
Est. Acreage	11					

Section 6: Feasibility Analysis

The basis of this preliminary financial analysis is that the City would finance the initial acquisition costs (Scenario 1) with an alternate option of financing public improvements necessary to facilitate development of the site (Scenario 2). As indicated earlier the estimated infrastructure improvements are $1.7 million plus acquisition (estimated to be $350,000). The development is anticipated to be phased in over several years, and total number of construction years would depend on the type of development. We have assumed development would commence in 2024 and continue over 10-12 years with 1-2 lots developing each year.

However, it is important to note that there are no signed contracts for development. It is assumed that removing the barriers to development, which may include lack of site control and public infrastructure, would stimulate development. This preliminary analysis assumes the City would participate with the installation of public improvements.

Upfront financing is generally more risky than pay-as-you-go financing as the City is taking on the risk of revenues being available to pay project costs. However, in this preliminary financial plan it is assumed the City may issue GO Improvement Bonds in which assessments would be the revenue source for repayment of debt service. To the extent available, tax increment revenues could be provided to the developer to repay the assessments or assist with a portion of the private improvement costs. The individual lots sold for development would trigger assessments and generation of tax increment revenues.

Typically, the first step in calculating risk to the City is to determine if the projected development assumptions are reasonable. Since there is no private development proposal, conservative estimates have been based on comparable developments within the County and metro area, as well as preliminary discussions with the County assessor. The assumptions used have been discussed throughout the report.

Following review of the assumptions, the next step in determining risk to the City is to provide sensitivity analysis based on the estimates. Adjustments are typically made to account for various conditions, such as market, competition, and other reasons.

For purposes of understanding financial feasibility of acquiring the site and installing the improvements, we are providing two alternate scenarios assuming initial acquisition and acquisition plus installation of improvements. The range of estimated costs is $350,000 and $2,050,000. The assumptions can vary greatly regarding:

- Type of financing
- terms of financing (number of years)
- Available revenues
    - Timing
    - Amount

The estimated annual debt service payments and corresponding debt levy and impacts assuming financing is illustrated in the table below:

Summary	Scenario 1	Scenario 2
Project Assumptions	Acquisition	Acquisition plus Improvements
Estimated total project costs	$350,000	$2,050,000
Estimated total debt service	$450,981	$2,566,803
Estimated annual debt service payments	$45,000	$256,000
Estimated annual levy (105%)	$47,000	$269,000
Projected taxpayer impact		
Residential Homestead ($300,000)	$57	$326
Commercial-Industrial ($1,000,000)	$378	$2,163

Projected Tax Increment Report

City of Dundas, Minnesota
Tax Increment Economic Development District
Business Park Development
Preliminary Revenue Projections based on phased development of 15 lots with Taxable Value of $14,280,000

Annual Period Ending (1)	Total Market Value [1] (2)	Total Net Tax Capacity [2] (3)	Less: Original Net Tax Capacity [3] (4)	Retained Captured Net Tax Capacity (5)	Times: Tax Capacity Rate [4] (6)	Annual Gross Tax Increment (7)	Less: State Aud. Deduction 0.360% (8)	Subtotal Net Tax Increment (9)	Less: Admin Retainage 10.00% (10)	Less: Pooling Retainage 0.00% (11)	Annual Net Revenue (12)	P.V. Net Rev. To 02/01/24 4.00% (13)
12/31/24	0	0	0	0	114.358%	0	0	0	0	0	0	0
12/31/25	0	0	0	0	114.358%	0	0	0	0	0	0	0
12/31/26	952,000	18,290	0	18,290	114.358%	20,916	75	20,841	2,084	0	18,757	16,139
12/31/27	1,904,000	37,330	0	37,330	114.358%	42,690	154	42,536	4,254	0	38,282	31,671
12/31/28	3,808,000	75,410	0	75,410	114.358%	86,237	310	85,927	8,593	0	77,334	61,519
12/31/29	5,712,000	113,490	0	113,490	114.358%	129,785	467	129,318	12,932	0	116,386	89,024
12/31/30	6,664,000	132,530	0	132,530	114.358%	151,559	546	151,013	15,101	0	135,912	99,961
12/31/31	8,568,000	170,610	0	170,610	114.358%	195,106	702	194,404	19,440	0	174,964	123,734
12/31/32	9,520,000	189,650	0	189,650	114.358%	216,880	781	216,099	21,610	0	194,489	132,251
12/31/33	11,424,000	227,730	0	227,730	114.358%	260,427	938	259,489	25,949	0	233,540	152,698
12/31/34	12,376,000	246,770	0	246,770	114.358%	282,201	1,016	281,185	28,119	0	253,066	159,101
12/31/35	14,280,000	284,850	18,290	266,560	114.358%	304,833	1,097	303,736	30,374	0	273,362	165,251
12/31/36	14,280,000	284,850	37,330	247,520	114.358%	283,059	1,019	282,040	28,204	0	253,836	147,545
12/31/37	14,280,000	284,850	75,410	209,440	114.358%	239,511	862	238,649	23,865	0	214,784	120,044
12/31/38	14,280,000	284,850	113,490	171,360	114.358%	195,964	705	195,259	19,526	0	175,733	94,441
12/31/39	14,280,000	284,850	132,530	152,320	114.358%	174,190	627	173,563	17,356	0	156,207	80,718
12/31/40	14,280,000	284,850	170,610	114,240	114.358%	130,643	470	130,173	13,017	0	117,156	58,211
12/31/41	14,280,000	284,850	189,650	95,200	114.358%	108,869	392	108,477	10,848	0	97,629	46,643
12/31/42	14,280,000	284,850	227,730	57,120	114.358%	65,321	235	65,086	6,509	0	58,577	26,909
12/31/43	14,280,000	284,850	246,770	38,080	114.358%	43,548	157	43,391	4,339	0	39,052	17,250
						$2,931,739	$10,553	$2,921,186	$292,120	$0	$2,629,066	$1,623,110

[1] value based on very preliminary value estimate assuming phased development of 15 lots each with maximum term r each phase of 9 years
[2] calculation of total tax capacity based on commercial/industrial class rate of 1.5% up to 150,000 and 2% over 150,000
[3] base value is $0 for preliminary purposes - to include existing land/building value. Original net tax capacity phased in as development occurs and individual districts expire after 9 years.
Calculation of original net tax capacity based on commercial/industrial class rate of 1.5% up to 150,000 and 2% over 150,000
[4] combined local tax capacity rate of City of Dundas, ISD 659, Rice County for payable 2023