

**TIF 3-7 Vision Processing Technologies, now known as Kerry (an economic development district – 8 year duration)**

This district was created in 2013 and is required to be decertified in December 2024. We are expecting to receive approximately \$43,230 in tax increment in 2024. This increment will be distributed as follows: 5% to the EDA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 3-8 Daikin (an economic development district – 8 year duration)**

This district was created in 2014 and is required to be decertified in December 2024. We are expecting to receive approximately \$173,388 in tax increment in 2024. This increment will be distributed as follows: 5% to the EDA for administrative expenses, reimbursement to the capital projects fund for the storm pond costs, and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 3-9 Cybex (an economic development district – 8 year duration)**

This district was created in 2016 and is required to be decertified in December 2026. We are expecting to receive approximately \$212,762 in tax increment in 2024. The obligations under this TIF will be met in 2024 and this district will be decertified early. Approximately \$3,733 of increment will need to be refunded to Steele Co. The remaining increment will be distributed as follows: 2.5% to the EDA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 3-10 Pro-Pet (an economic development district – 8 year duration)**

This district was created in 2016 and is required to be decertified in December 2026. We are expecting to receive approximately \$53,974 in 2024. This increment will be distributed as follows: 5% to the EDA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 3-11 Cemstone (an economic development district – 8 year duration)**

This district was created in 2017 and is required to be decertified in December 2028. The lifetime projected increment is \$382,962 to be received 2020-2028. The project costs were incurred in late 2023, early 2024. There will only be four years remaining to generate tax increment. Estimated increment in 2025 is \$42,500. This increment will be distributed as follows: 5% to the EDA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 3-12 Costco Expansion (an economic development district – 8 year duration)**

This district was created in 2020 and is required to be decertified in December 2030. We are expecting to receive approximately \$656,650 in 2024. The lifetime projected increment is \$13,131,313 to be received 2022-2030. This increment will be distributed as follows: 1% to the EDA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 3-13 Daikin Expansion (an economic development district – 8 year duration)**

This district was created in 2020 and is required to be decertified in December 2030. We are expecting to receive approximately \$160,604 in 2024. The lifetime projected increment is \$1,548,439 to be received 2022-2030. This increment will be distributed as follows: 5% to the EDA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 3-14 Bosch Warehouse (an economic development district – 8 year duration)**

This district was created in 2020 and is required to be decertified in December 2030. We are expecting to receive approximately \$435,492 in 2024. The lifetime projected increment is \$4,325,427 to be received 2022-2030. This increment will be distributed as follows: 1% to the EDA for administrative expenses, a portion to the City to reimburse them for infrastructure costs and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 3-15 CDI (an economic development district – 8 year duration)**

This district was created in 2022 and is required to be decertified in December 2032. We are expecting to receive approximately \$745,422 in 2024. The lifetime projected increment is \$6,708,801 to be received 2024-2032. This increment will be distributed as follows: 1% to the EDA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 3-16 Kamp (an economic development district – 8 year duration)**

This district was created in 2022 and is required to be decertified in December 2032. We are expecting to receive approximately \$176,070 in 2024. The lifetime projected increment is \$1,584,631 to be received 2024-2032. This increment will be distributed as follows: 2.5% to the EDA for administrative expenses, a portion to the EDA land fund to reimburse them for land costs and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 3-17 Foamcraft (an economic development district – 8 year duration)**

This district was created in 2023 and is required to be decertified in December 2033. The lifetime projected increment is \$205,382 to be received 2025-2033. This increment will be distributed as follows: 10% to the EDA for administrative expenses and the remainder to the developer to reimburse improvement costs as per the development agreement.

**TIF 4-1 Hospital Redevelopment (a redevelopment district – 25 year duration)**

This district was created in 2012 and is required to be decertified in December 2040. We are expecting to receive \$50,570 in tax increment in 2024. The tax increment will be distributed as follows: 7% to the EDA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement. There was a second developer involved in this project who sold their property at the end of 2023 and this district is being modified to exclude this parcel.

**TIF 5-1 Tailwind (Hardees & Budgetmart) (a redevelopment district – 25 year duration)**

This district was created in 2013 and is required to be decertified in December 2040. We are expecting to receive \$13,622 in tax increment in 2024. This increment will be distributed as follows: 5% to the EDA for administrative expenses, reimbursements to the City for infrastructure improvements, and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 7-1 Northgate #2 (a housing district – 25 year duration)**

This district was created in 2015 and is required to be decertified in December 2042. We are expecting to receive \$29,002 in tax increment in 2024. The tax increment will be distributed to the EDA land fund for: 5% for administrative expenses and the remainder to reimburse costs as per the TIF agreement.

**TIF 8-1 South Pointe Apartments (a redevelopment district – 25 year duration)**

This district was created in 2017 and is required to be decertified in December 2044. The obligations under this TIF may be met in 2029 and this district could be decertified early. We are expecting to receive \$64,786 in tax increment in 2024. The tax increment will be distributed as follows: 5% to the HRA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 8-2 South Pointe Apartments (a redevelopment district – 25 year duration)**

This district was created in 2020 and is required to be decertified in December 2047. The obligations under this TIF may be met in 2031 and this district could be decertified early. We are expecting to receive \$44,886 in tax increment in 2024. The tax increment will be distributed as follows: 5% to the HRA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 9-1 Arrow Ace Hardware (a redevelopment district – 25 year duration)**

This district was created in 2017 and is required to be decertified in December 2044. We are expecting to receive \$20,166 in tax increment in 2024. This increment will be distributed as follows: 5% to the EDA Land fund for administrative expenses and the remainder to the EDA land fund to reimburse costs as per the development agreement. Based on current increment amounts, obligation to EDA land fund may not be fully paid at the end of this TIF.

**TIF 10-1 Pearl Apartments (a redevelopment district – 25 year duration)**

This district was created in 2017 and is required to be decertified in December 2045. The lifetime projected increment is \$1,839,273 to be received 2023-2045. We are expecting to receive \$81,628 in tax increment in 2024. This increment will be distributed as follows: 5% to the EDA for administrative expenses, a portion to the EDA land fund to reimburse land acquisition costs and the remainder to the developer as per the development agreement.

**TIF 10-2 Marriott (a redevelopment district – 25 year duration)**

This district was created in 2020 and is required to be decertified in December 2048. The lifetime projected increment is \$7,225,088 to be received 2023-2048. We are expecting to receive \$183,420 in tax increment in 2024. This increment will be distributed as follows: 2.5% to the EDA for administrative expenses, a portion to the City for infrastructure improvements, a portion to the EDA land fund for land acquisition, and the remainder to the developer as per the development agreement.

**TIF 11-1 Torey's (a redevelopment district – 25 year duration)**

This district was created in 2018 and is required to be decertified in December 2045. We are expecting to receive \$18,360 in tax increment in 2024. This increment will be distributed as follows: 5% to the EDA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 12-1 Metropolitan (111 Vine) (a redevelopment district – 25 year duration)**

This district was created in 2018 and is required to be decertified in December 2045. The lifetime projected increment is \$2,036,102 to be received 2020-2045. We are expecting to receive \$88,300 in tax increment in 2024. This increment will be distributed as follows: 5% to the EDA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement. It is estimated that TIF obligation to developer will be met in 2030. This district can then be decertified early.

**TIF 13-1 Foremost Brewing (a redevelopment district – 25 year duration)**

This district was created in 2020 and is required to be decertified in December 2047. The lifetime projected increment is \$410,000 to be received 2022-2043. We are expecting to receive \$14,078 in tax increment in 2024. This increment will be distributed as follows: 5% to the EDA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 14-1 Eastgate Apartments (a redevelopment district – 25 year duration)**

This district was created in 2020 and is required to be decertified in December 2047. The lifetime projected increment is \$822,356 to be received 2022-2047. We are expecting to receive \$33,956 in tax increment in 2024. This increment will be distributed as follows: 1% to the HRA for administrative expenses and a portion to the EDA land fund for land acquisition and public improvements. Based on current increment amounts, the TIF obligation could be met in 2043 and this district may be eligible to be decertified early.

**TIF 15-1 Mound St. Apartments (a redevelopment district – 25 year duration)**

This district was created in 2020 and is required to be decertified in December 2047. The lifetime projected increment is \$421,052 to be received 2022-2047. We are expecting to receive \$54,942 in tax increment in 2024. This increment will be distributed as follows: 5% to the EDA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 16-1 202 Bridge St. (a redevelopment district – 25 year duration)**

This district was created in 2020 and is required to be decertified in December 2048. The lifetime projected increment is \$315,789 to be received 2023-2048. We are expecting to receive \$13,586 in tax increment in 2024. This increment will be distributed as follows: 5% to the EDA for administrative expenses and the remainder to the developer to reimburse them for costs as per the development agreement.

**TIF 17-1 224 Cedar (a redevelopment district – 25 year duration)**

This district was created in 2021 and is required to be decertified in December 2048. The project planned for this district is not going to occur. Either a new developer will need to be found, or the district will be dissolved.

**TIF 18-1 Monson (a redevelopment district – 25 year duration)**

This district was created in 2021 and is required to be decertified in December 2048. The lifetime projected increment is \$593,018 to be received 2024-2049. This increment will be distributed as follows: 5% to the EDA for administrative expenses and the remainder to the EDA land fund and the City to reimburse land acquisition costs and improvement costs as per the development agreement.

**TIF 19-1 Straight River Redevelopment (a redevelopment district – 25 year duration)**

This district was created in 2023 and is required to be decertified in December 2048. The lifetime projected increment is \$7,065,451 to be received 2025-2050. This increment will be distributed as follows: 2.5% to the EDA for administrative expenses, a portion to the EDA land fund and the City to reimburse land acquisition costs and improvement as per the development agreement.