	Aitkin County		Age	unty Comr nda Reque	est	oners	2M Agenda Ita
			-	te: September 11	, 2018		
	•	Title of Ite	em: TIF District I	Reports			
	REGULAR AG	ENDA	Action Reque	ested:		Direction Re	equested
\checkmark	CONSENT AG	ENDA	Approve/	Deny Motion		Discussion	Item
\checkmark	INFORMATION	N ONLY	Adopt Re	esolution (attach di <i>provid</i> *		Hold Public	
Subm Kirk Pey	itted by:				Departr Auditor	ment:	
	nter (Name and	d Title):				Estimated 1	Fime Needed:
Recom	atives, Options		n Others/Comm	nents:			

Legally binding agreements must have County Attorney approval prior to submission.

CITY OF AITKIN, MINNESOTA

Annual Disclosure of Tax Increment Districts for the Year Ended December 31, 2017

Name of TIF District:	TIF 2	TIF 5	TIF 6	TIF 8	TIF 9
	HRA Plan	River Place	Jesh Housing	Senior Asst Living	Armory
Current net tax capacity	140,880	12,783	15,178	28,829	20,356
Original net tax capacity	8,348	84	125	24	2,296
Captured net tax capacity	132,532	12,699	15,053	28,805	18,060
Principal and interest payment due in 2018	-	3	a l	21,800	19,804
Tax increment received in 2017	122,027	17,151	9,971	39,077	22,005
Tax increment expended in 2017	60,260	700	9.674	23,700	20,504
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	42,597	2	÷		
properties as a result of fiscal disparities co	ntribution			- Certo	

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

City of McGregor

Annual Disclosure of Tax Increment Districts for the Year Ended December 31, 2017

		TIF District 2 [Northland
TIF District Name:	TIF District 1 [TIF 1]	Foundation]
Current net tax capacity	0	12,764
Original net tax capacity	0	223
Captured net tax capacity	0	12,541
Principal and interest payments due during current year	0	0
Tax increment received	0	17,408
Tax increment expended	259	2,508
Month and year of first tax increment receipt	July 1996	
Date of required decertification	12/31/2005	12/31/2033

Additional information regarding each district may be obtained from: Deanna Casale, Deputy Clerk

Deanna Casale, Deputy Clerk PO Box 100 McGregor, MN 55760 (218) 768-2717 mcgregor.city@gmail.com

Home O	Verview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Balance Sheet
--------	---------	---------------	------	-----------------	------	---------------	-----------	-----------	---------------

Home

The Annual Reporting Form is required for each TIF district that must report in 2018 for the reporting year 2017 and is due by August 1, 2018.

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.

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 2017, 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 2017 District Annual Form can be generated. If you have a new pooled debt issue to be reported for 2017, 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

	orting Form for the Year Ended Decer	mber 31, 201	7
TIF District Name:	TIF 1		
Development Authority:	McGregor		
District Type:	Economic Development		
County Where TIF District is Located:	Aitkin		
County Identification Number, if any:			
For Economic Development districts only: (choo	ose "Not Applicable" for all other districts)		
a Is the Small City Exception being used?			No
b Is the district used for a Workforce Housing P	roject?		No
Is this TIF district in a fiscal disparities area?			No
If yes, under what option?		Not 4	pplicabl
and Tax for a francis of a second size			ppnoubl
Original TIF Plan Information			
TIF Plan Approval Date:			4/1995
Certification Request Date:			4/1995
Certification Date:		4/-	4/1995
District Duration			
Month and year of first receipt of tax increment (a	actual or anticipated):	7/199	5
Required Decertification Date:		12/3	31/2005
ESTIMATED TAX INCREMENT REVENUES (fro		1	25/2000
Tax increment revenues distributed from the cou	nty	\$	262,5
Interest and investment earnings		\$	
Sales/lease proceeds		\$	
TIF Credits		\$	
Total Estimated Tax Increment Rever	lues	\$	262,
ESTIMATED PROJECT/FINANCING COSTS (to Project costs	be paid or financed with tax increment)		
		¢	13,2
Land/building acquisition		\$	82,2
Land/building acquisition Site improvements/preparation costs		\$	20,0
Site improvements/preparation costs			
Site improvements/preparation costs Utilities		\$	23.0
Site improvements/preparation costs Utilities Other public improvements		\$	23,0
Site improvements/preparation costs Utilities Other public improvements Construction of affordable housing	ided above	\$	23,0
Site improvements/preparation costs Utilities Other public improvements	ided above	\$ \$	
Site improvements/preparation costs Utilities Other public improvements Construction of affordable housing Small city authorized costs, if not already inclu	ided above	\$	26,2
Site improvements/preparation costs Utilities Other public improvements Construction of affordable housing Small city authorized costs, if not already inclu Administrative costs Estimated Tax Increment Project Costs Estimated financing costs	rded above	\$ \$ \$	26,2 164,7
Site improvements/preparation costs Utilities Other public improvements Construction of affordable housing Small city authorized costs, if not already inclu Administrative costs Estimated Tax Increment Project Costs	ided above	\$ \$ \$	26,2 164,7
Site improvements/preparation costs Utilities Other public improvements Construction of affordable housing Small city authorized costs, if not already inclu Administrative costs Estimated Tax Increment Project Costs Estimated financing costs		\$ \$ \$	23,0 26,2 164,7 117,5 282,2
Site improvements/preparation costs Utilities Other public improvements Construction of affordable housing Small city authorized costs, if not already inclu Administrative costs Estimated Tax Increment Project Costs Estimated financing costs Interest expense		\$ \$ \$ \$	26,2 164,7 117,5 282,2
Site improvements/preparation costs Utilities Other public improvements Construction of affordable housing Small city authorized costs, if not already inclu Administrative costs Estimated Tax Increment Project Costs Estimated financing costs Interest expense		\$ \$ \$ \$	26,2 164,7 117,5

29 Total amount of bonds to be issued

Home	e Overview	District Info	Debt	Interfund L	oans	PAYG	Project C	osts 1	ransfers	Rev & Exp	Balance	Shee
	District Ir	nformation										
	Special Le	gislation										
1	Was any sp	ecial legislation	enacted	d for this distr	ict?					E	No	
2	A	В		С	[D						
1	Year	Chapter		Article	Se	ction						
2												
3					_							
5												
6			-									
8				2		1						
9												
3	Captured 1	Tax Capacity	(Only select "N	Not App	licable" if	Decertifie	d or Ent	irely Tax E	xempt)	Not Applica	able
											2017 Amo	unt
4	Current net t Original net	the second se								+		
6		et tax capacity	(If nega	tive, show \$0)					= \$	SIG UT SA	0
7	Fiscal dispar	ity deduction, if	annlica	ble (option B)							-	
8	Captured net	t tax capacity sh	nared wi	ith other taxin	g jurisd	lictions				1	1.2	
9	Captured ne	et tax capacity	retaine	d for tax inci	rement	financin	g (If negat	ive, sho	w \$0)	= 5	and the second	0
	Fiscal Disp	arities										
	Enter the am	ount of total inc	reased	property taxe	s to be	naid from	outside t	he TIF d	istrict from			
10	line 33 of the	Department of	Revenu	ie's fiscal disp	parity of	otion A ca	alculation f	orm.				
	Five-Year F	Rule										
11	Did one or m	ore of the follow	ving acti	ons occur be	fore	4/4	1/2000	?			Yes	
	If yes, select	"Yes" at the ap	propriat	e actions:								
12		ere paid to a thi										No
13		ssued and sold acts with a third			into and	the reve	nues will h	ne sneni	under the	contractual		Yes
14	obligation											Yes
15	Activity costs	were paid for a were made for	nd reve	nues are spe	nt to rei	imburse a	a party for	paymen	t of the act	ivity costs		No
16	subd. 3 (a) (5	i)	nousing		astract	uie puipt	ises as pe	milleu	oy winni. S	at. 9 409,17		No
	Statutory C	ounty Correc	tion of	Error(s)								
17	Has the authors subd. 13, dur	ority resolved w ing the year end	ith the c ded Dec	ounty auditor ember 31, 20	any eri)17? (If	ror qualify no error	ving under occurred, s	Minn. S select "N	tat. § 469. lo".)	177,	No	
	Decertificat	lion										
18	Has this distri	ict been decertii	fied?			toran Sa					Yes	
19	Actual Decert	ification Date:				2/15/20	005					

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

Financing & Debt

1

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.)

No

TIF Principal and Interest

			A		B	(2
			Retired e 2010	All Pric	or Years	2017 A	mount
TIF	Bonds issued (other than refunding bonds)	\$	0	S	0]	S	0
TIF	Refunding bonds issued	\$	0	\$	0	S	0
TIF	Bond Principal payments from tax increment	s	0	Is	0]	S	0
Inter	est payments from tax increment (TIF and Non-TIF Bonds)	\$	0	S	0	\$	0

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	A	В	C	D	E	F	G	ו	H	<u> </u>	J
	Name	Type	Pooled	Refunding	Refunded	Issue Date	Final Maturity Date	2	Interest Rate Range	Issue Amount	Amount Refunded (if refunded)
1			e	=		-	4	1.	- %		
2		4					4: ····	6	- %		8
3		+		10	1 5		6	1	- %		
4		1	<				9	10	- %	1.5.5.2.	
5			-	11	2 2			10	- %		
6		2	1	3	1 2 3		n	1	- %		
7		12	1	4	8 1	1	4		- %		
8	the second s	-		#	7 0		1	4	- %		1
9		-	4	9 11	4 4	1	1	1.9	- %		
10		1 June	17	1	0. 9			1.	- %		
11		-	12		#A			1	- %		
12		1	1	2	10 12		1. C. S.	17	- %		
13			8	16	2			18	- %		
14 15		1	8	1	6 1		A	=	- %		
		-	6		1 1		÷	4	- %		
16		-	-	0	5 1		·		- %	ALC: NOTING TO BE	
17	and the second second	÷	-		1 18		9	10	- %		
18	and the second second	-	F	*	8 3	-	n		- %		
19 20	the second s	1	1	1	1 1				- %		
20		3	#	A	4			4	- %		

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

Comments (500 character limit):

7

erne (ove endracter innit).			

K	L	M	N	0	Р	Q	R	S	T	U	V	W
			Pi	rincipal						Interest		
Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Pald in 2017 From Tax Increment	Paid in 2017 From Other Sources	Additions in Prior Years	Additions in 2017	Outstanding	Due in 2018 From Tax Increment	Pald in Prior Years From Tax Increment	Pald in Prior Years From Other Sources	Paid in 2017 From Tax Increment	Paid in 2017 From Other Sources	Due in 2018 From Tax Increment
			-			- S 0		A				
				[\$ 0		*		-		-
						s 0				1		
				0	6	S 0		-				
		-			-	S O						
						\$ 0				-		
						\$ D \$ 0						
						\$ 0						
						\$ 0						
						S O		-	-			
						\$ 0 \$ 0						
						\$ 0						
					8	\$ 0		=				
						F 5 0		1				
						s 0						
						5 0					-	

Does/Did this district have interfund loans out	standing after 20092			N	0
					0
Did this district pay interest on interfund loans	that were retired before	2010?		N	0
Interfund Loans					
		A		В	
		12/31/2	016	12/31/2	017
Due to other TIF districts		\$	0	\$	
Due to non-tax increment accounts		\$	0	\$	
Due from other TIF districts		\$	0	\$	-
Due from non-tax increment accounts	n na na mangan sa na	\$	0	\$	
Principal and Interest					
	Α	В		С	_
	A	D		0	

7	Principal payments paid from this district		\$ 0	S	0
8	Interest payments paid from this district	\$ 0	\$ 0	\$	0

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	В	С] D]	E	F	G
	Name of Second Party (Distr	ict or Non-Tax Increment Account)				
Type	District	Non-Tax Increment Account	Resolution Date	Final Maturity Date	Interest Rate Range	Authorized Amount
1					- %	
2			1		- %	
3					- %	
4		-			- %	
5					- %	
7				-	- %	
8					- %	
9					- %	
10					- %	
11				11111	- %	
12					- %	
13					- %	
14					- %	
15					- %	1.00
16					- %	
17	A CONTRACT OF				- %	
18					- %	
19			-		- %	
20					- %	

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

Comments (500 Character limit):

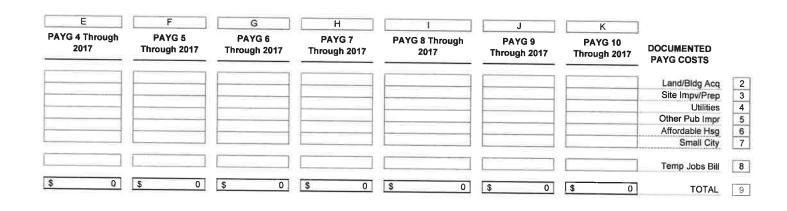


H	l I	J	K	L cipal	M	N	0	Р	Q Interest	R
Prior Years Draw Amount	2017 Draw Amount	Paid/Rec'd in Prior Years	Paid/Rec'd in 2017	Additions/ Reductions Prior Years	Additions/ Reductions in 2017	Outstanding	Due in 2018	Paid/ Rec'd in Prior Years	Paid/ Rec'd in 2017	Due in 201
						S 0				
						\$ 0 \$ 0		-		
						\$ 0		-		
			-			\$ 0				
					-	\$ 0		-		-
						\$ 0 \$ 0			-	
						S 0				
						\$ 0				
						\$ 0				
						\$ 0 \$ 0				
						\$ 0				
						\$ 0				
						\$ 0 \$ 0				
						\$ 0				
						S 0				
						\$ 0				

Fo					Yes		
	or the section below, report only the documented PAYG cos	sts to be	repaid with ta	ax increr	ment,		
			A		В	С	D
			al All PAYG rough 2017	Pick	els Through 2017	PAYG 2 Through 2017	PAYG 3 Through 201
D	OCUMENTED PAYG COSTS	-					
La	and/building acquisition	\$	0	\$	0		[
	te improvements/preparation costs	\$	145,000	S	145,000		
Ut	ilities	\$	0	\$	0		
01	ther public improvements	\$	0	\$	0		
Co	onstruction of affordable housing	\$	0	\$	0		
	nall city authorized costs, if not already included above	\$	0	\$	0		
	emporary economic development (jobs) [Minn. Stat. §						h
	9.176, subd. 4c (d)]	\$	0	\$	0		
	otal documented PAYG costs to be paid with tax crement	\$	145,000	\$	145,000	\$ 0	\$
P	rincipal and Interest						
			12/31/	2016	12/31/2	2017	
Ou	utstanding obligation contingent upon available tax increme	nt	\$	0	\$	0	
			Prior Y	ears	2017 An	nount	
Рг	incipal payments		s	72,657	s	0	
Int	erest payments		S 1	32,770	\$	0	

Printed 7/25/2018

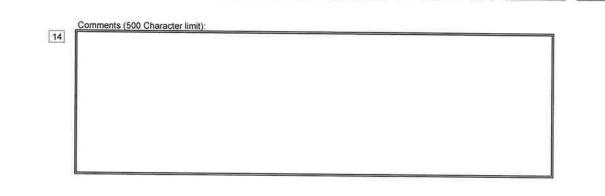
iments

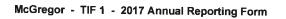


McGregor - TIF 1 - 2017 Annual Reporting Form

13	Δ	P	0			
	N	D	L L	D	F	F

	Name on Development Agreement	Issue Date	Final Maturity Date	Interest Rate Range	Contract / Note Amount	cumented
1	Pickels	5/27/1995	2/1/2006	5.500 - 5.500 %	\$ 145,000	\$ 145,000
2				- %		\$ 0
3				- %		\$ 0
4				- %		\$ 0
5				- %		\$ 0
6				- %		\$ 0
7				- %		\$ 0
8				- %		\$ 0
9				- %		\$ 0
10				- %		\$ 0





		_		Pri	ncipal								 Inte 	rest		
Paid in Prior Years	Paid in	n 2017	Re	dditions/ ductions ior Years	Redu	itions/ ictions 2017	Outsta	Inding	Due in	n 2018	Pa	id in Prior Years	Paid in		Due ir	n 2018
\$ 72,657	\$	0	\$	(72,343)	\$	0	\$	0	\$	0	\$	132,770	\$	0	\$	0
							\$	0								
							\$	0								
							\$	0								
							\$	0								
							\$	0					1			
			-				\$	0								
			_				\$	0								
			_				\$	0								

McGregor - TIF 1 - 2017 Annual Reporting Form Home Overview District Info Debt Interfund Loans PAYG Project Costs Transfers Rev & Exp Balance Sheet EIC ADS

Project Costs

		A		В		С
					Tota	al Through
	Pri	ior Years	2017	Amount		2017
PROJECT COSTS (OTHER THAN PAYG)	1		-			
and/building acquisition Site improvements/preparation costs	\$	0	\$	0	\$	0
Itilities	\$		\$	0	\$	0
Other public improvements	\$	0	\$	0	\$	0
Construction of affordable housing	\$		-	0	\$	0
Small city authorized costs, if not already included above	\$	0	\$ \$	0	\$	0
emporary economic development (Jobs)	Ф	0	\$	U	\$	0
[Minn, Stat. § 469,176, subd. 4c (d)]	G	0	0	0	0	
within Stat. 9 409 176, subd. 4c (d)]	\$	0	\$	0	\$	0
County administrative costs	\$	19,443	\$	259	\$	19,702
	\$	0	\$	0	\$	0
ubtract prior years' costs paid with public funds other than tax increment	\$	0			\$	0
Total Project Costs (Other than PAVG) Paid or Einanced with Tax						
Total Project Costs (Other than PAYG) Paid or Financed with Tax Increment and/or TIF Bond Proceeds	\$	19,443	\$	259	\$	19,702
Increment and/or TIF Bond Proceeds	\$	19,443	\$	259	\$	19,702
ROJECT COSTS (PAYG)	\$	19,443	\$	259		
Increment and/or TIF Bond Proceeds	\$	19,443	\$	259	\$	0
Increment and/or TIF Bond Proceeds ROJECT COSTS (PAYG) and/building acquisition	\$	19,443	\$	259	\$	0 145,000
Increment and/or TIF Bond Proceeds ROJECT COSTS (PAYG) and/building acquisition ite improvements/preparation costs	\$	19.443	\$	259	\$ \$ \$	0 145,000 0
Increment and/or TIF Bond Proceeds ROJECT COSTS (PAYG) and/building acquisition ite improvements/preparation costs tilities Other public improvements	\$	19,443	\$	259	\$ \$ \$	0 145,000 0 0
Increment and/or TIF Bond Proceeds ROJECT COSTS (PAYG) and/building acquisition ite improvements/preparation costs tilities	\$	19,443	\$	259	\$ \$ \$	0 145,000 0 0 0
Increment and/or TIF Bond Proceeds ROJECT COSTS (PAYG) and/building acquisition ite improvements/preparation costs tilities other public improvements construction of affordable housing mall city authorized costs, if not already included above	\$	19,443	\$	259	\$ \$ \$	0 145,000 0 0
Increment and/or TIF Bond Proceeds ROJECT COSTS (PAYG) and/building acquisition ite improvements/preparation costs ttilities bther public improvements construction of affordable housing mall city authorized costs, if not already included above emporary economic development (Jobs) (Minn. Stat. § 469.176, subd. 4c (d) 2010))	\$	19,443	\$	259	\$ \$ \$	0 145,000 0 0 0
Increment and/or TIF Bond Proceeds ROJECT COSTS (PAYG) and/building acquisition ite improvements/preparation costs titilities bther public improvements onstruction of affordable housing mall city authorized costs, if not already included above emporary economic development (Jobs) (Minn. Stat. § 469.176, subd. 4c (d)	\$	19,443	\$	259	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	0 145,000 0 0 0 0

Transfers				_			
Are there any transfers	s of tax increment to or from th	e TIF distric	t?				No
	А		В		С		D
1. <u>1</u>	District Name		Prior Years		2017 Amount	Total 1 20	Throug 017
TRANSFERS IN						10.1	
	nent from other TIF districts						
1 #		27		Tel		\$	
2	and the second sec	17		- 11		\$	
3		14		121	1.00	\$	
4		12	1.0.00	14			
5	and the second second	11	Contraction of the	- 11		\$	
6	All a second and a second and a	1				\$	-
7				- 5			
8				- 7		\$	
9				-77		\$	
10	the second s			- 1		\$	
Inclusion in the local data and the	and the second	7		- 21		Ψ	
11	and the second			T.		\$	
12		25.		17	1	\$	
13 #			Start Section	18	1	\$	
14 =		12		77		\$	
15		#	11 M 120 P 28	14		\$	
16		#	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1.10		\$	
17		7	MARKED MARK	=		\$	
18			1. 7. 5. 1.	14		\$	
19		A		14		\$	
20		4	1.4.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1	31	1	\$	
otal Transfers In		1	\$ C	12	\$ 0	\$	_
ransfers of tax increm	ent to other TIF districts						
		the second se				\$	
4				1.1		C	
4		# #		1		\$	
5		# # #		10.10		\$	
5		# # # # # # # #		16 16 16		\$ \$	
5 6 7		######################################		外化化化		\$ \$ \$	
5 6 7 8				· · · · · ·		\$ \$ \$ \$	
5 6 7 8 9				法法法法		\$ \$ \$ \$	
5 6 7 8 9 10				· · · · · · · · · · · · · · · · · · ·		\$ \$ \$ \$ \$	
5 6 7 8 9 10 11		* # # # # # #		出来现金属		\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
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5 6 7 8 9 10 11 12 13 14 15		(中) (中) (中) (中) (中) (中) (中) (中) (中) (中)		" " " " " " " " " " " " " " " " " " " "		\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
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5 6 7 8 9 10 11 12 13 14 15 16 17 18		(中) (中) (中) (中) (中) (中) (中) (中) (中) (中)		" " " " " " " " " " " " " " " " " " " "		\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
5 6 7 8 9 10 11 12 13 14 15 16 17		8 10 10 10 10 10 10 10 10 10 10 10 10 10		" " " " " " " " " " " " " " " " " " " "		\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	

McGregor - TIF 1 - 2017 Annual Reporting Form Home Overview District Info Debt Interfund Loans PAYG Project Costs Transfers Rev & Exp Balance Sheet EIC At

Revenues, Expenditures, and Changes in Tax Increment Balance

		[A	ĺ	В		С
		P	rior Years	20.47	A.m.e	Tot	al Through
	REVENUES	F1	IOI rears		Amount	-	2017
1	Tax increment revenues distributed from the county	\$	227,905	\$	0	\$	227,905
2	Interest and investment earnings	\$	2,102	\$	0	\$	2,102
3	TIF Credits	\$	0	\$	0	\$	2,102
4	Loan/advance repayments	\$	0	\$	0	\$	0
5	Lease proceeds	\$	0	\$	0	\$	0
6	Repayments or return of tax increment per agreements	\$	11,739	\$	0	\$	11,739
7	Total Revenues	\$	241,746	\$	0	\$	241,746
	EXPENDITURES						
8	Project costs (other than PAYG)	\$	19,443	\$	259	\$	19,702
9	Tax increment returned to the county	\$	16,617	\$	0	\$	16,617
	Bond Payments						
	Principal						
10	Payments for PAYG note or contract	\$	72,657	\$	0	\$	72,657
11	Payments on all other TIF bonds	S	0	\$	0	\$	12,001
	Interest		v	L.	V		0
12	Interest on PAYG	\$	132,770	\$	0	\$	132,770
13	Interest on all other (TIF and Non-TIF) bonds	\$	0	\$	0	\$	0
14	Interest on interfund loans	\$	0	\$	0	\$	0
15	Total Expenditures	\$	241,487	\$	259	\$	241,746
16	Revenues over (under) expenditures	\$	259	\$	(259)	\$	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	\$	259	\$	(259)	\$	0
28	Tax Increment balance (beginning 01/01/2017)			\$	259		
29	Tax Increment balance (ending 12/31/2017)			\$	0		
30	Comments (500 Character limit):						

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

Balance Sheet

			A		В
		12/3	1/2016	12/31	/2017
	ASSETS				
1	Cash	\$	259	\$	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	\$	259	\$	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	\$	259	\$	0
18	Total Liabilities and Tax Increment Balance	\$	259	\$	0

Home	Overview District Info Debt Interfund Loans PAYG Project Costs Transfers Re	v & Exp	Balance Shee
	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 dis tax increment collected from the district by 20 percent or more, the excess increment calculation reported.	strict excee is not requ	d the total uired to be
	Excess increment calculation reporting exemption: Minn, Stat. § 469.176, subd. 2 (g).		
1	Tax increment generated by the district since certification	\$	241,746
2	Multiply the above amount by 1.2	\$	290,095
3	Total costs authorized by the TIF plan to be paid or financed with tax increment	\$	282,250
4	Based on the calculation above, the Excess Increment Calculation Report is:	RE	QUIRED
	Excess Increment Calculation Report		
5	Total tax increment generated by the district since certification	\$	241,746
6	Subtract total tax increment returned to the county	\$	16,617
7	Subtotal A	\$	225,129
8	Total costs authorized by the TIE plan is he peid as financed with two incomests		
9	Total costs authorized by the TIF plan to be paid or financed with tax increment Subtract authorized costs that have been or will be paid from sources other than tax increment	\$	282,250
10	Subtract principal and interest payments due after the year ended December 31, 2017	\$	0
	Add transfers of increment made prior to December 31, 2017, used to pay for Minn. Stat. §	Ψ	0
11	469.1763 deficits	\$	0
12	Subtotal B	\$	282,250
13	Excess increment (Subtract subtotal B from subtotal A)	\$	(57,121)
	Subtract any of the authorized uses of excess increment listed below:		
14	Prepayment of any outstanding bonds	\$	0
15	Discharge of the pledge of tax increment for any outstanding bonds	\$	0
16	Payment into an escrow account dedicated to the payment of any outstanding bond	\$	0
17	Excess increment after subtractions of authorized uses*	\$	(57,121)

*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).

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Expr	B
	2017 Ann	ual Disclos	ure Sta	atement					
1	Name of De	velopment Aut	hority:	McGregor					
2	Name of Mu	inicipality:		McGregor					
3	Voyageur Pr (Name of the	e Newspaper)					8/15/2 (Date	018 of Publication)	ļ

The following information represents the annual disclosure of tax increment districts for the year ended December 31, 2017.

		TIF 1		
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 2018	\$	0	
8	Tax increment received in 2017	\$	0	
9	Tax increment expended in 2017	\$	259	
10	Month and year of first tax increment receipt		7/1996	
11	Date of required decertification		12/31/2005	
	The total increased property taxes to be paid from outside the district if			
12	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 2017.

Additional information regarding this district may be obtained from:

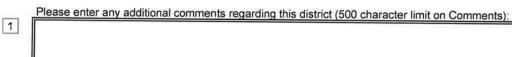
3	Name:	Deanna Casale			
4	Address:	PO Box 100			
15	City:	McGregor			
16	State:	MN			
7	Zip Code:	55760			
8	Phone:	(218) 768-2717	Enter as 6512962551.		
19	Email:	mcgregor.city@gma	ail.com		

Enter 'none' if no email address.

McGregor - TIF 1 - 2017 Annual Reporting Form

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



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

The Annual Reporting Form is required for each TIF district that must report in 2018 for the reporting year 2017 and is due by August 1, 2018.

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.

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 2017, 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 2017 District Annual Form can be generated. If you have a new pooled debt issue to be reported for 2017, 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

e Overview District Info Det	ot Interfund Loans	PAYG	Project Costs	Transfers	Rev & Exp	Bala	nce Shee	
Tax Increment Financing	Annual Reportin	ng Forn	i for the Year	Ended De	ecember 31	l, 2017	7	
TIF District Name:		(F						
Development Authority:			IF 2					
			cGregor					
District Type:	2 a 1 - a 1		ousing					
County Where TIF District is Loc		A	itkin					
County Identification Number, if	any:							
For Economic Development dist	ricts only: (choose "N	Not Applic	able" for all other	districts)	_			
a Is the Small City Exception be							oplicable	
b Is the district used for a Work	force Housing Projec	:t?				Not A	oplicable	
Is this TIF district in a fiscal dispa	arities area?						No	
If yes, under what option?						Not A	oplicable	
Original TIF Plan Information								
TIF Plan Approval Date:						9/5	/2006	
Certification Request Date:					-		/2007	
Certification Date:							/2007	
District Duration						0.21		
					_			
Month and year of first receipt of		7/2008						
Required Decertification Date:						12/31/2033		
ESTIMATED TAX INCREMENT	REVENUES (from ta	x increme	ent generated by	the district)			5/2006	
Tax increment revenues distribute						\$	705,2	
Interest and investment earnings						\$	10,0	
Sales/lease proceeds	**					\$		
TIF Credits						\$		
Total Estimated Tax In	crement Revenues					\$	715,2	
ESTIMATED PROJECT/FINANC Project costs	ING COSTS (to be p	baid or fina	anced with tax in	crement)				
Land/building acquisition						6	110.0	
Site improvements/preparation	n coete					\$ \$		
Utilities	1 00515						125,0	
Other public improvements						\$	105,6	
Construction of affordable hou	olog					\$	21,9	
		-				\$		
Small city authorized costs, if r Administrative costs	tot already included a	above				\$	-	
Estimated Tax Increment	Decide of Casta	-				\$	70,5	
the state of an endlowed in the state of an endlowed the state of a state of an endlowed state of a	Project Costs					\$	433,0	
Estimated financing costs								
Interest expense),	\$	282,2	
Total Estimated Projec	t/Financing Costs to	o be Paid	From Tax Incre	ment		\$	715,2	
						9/(5/2006	
ESTIMATED FINANCING					13 -			
Total amount of bonds to be issue	ed				1	\$	700,00	

Home	Overview District Info Deb	t Interfund Lo	ans PAYG	Project Costs	Transfers Rev 8	Exp	Balance Shee
	District Information						
	Special Legislation						
1	Was any special legislation enact	ted for this distric	t?				No
2	AB	C	D	1			
	Year Chapter	Article	Section	V. L. M			
1							
3							
4							
6		-	-				
7							
8				14 C			
10							
3	Captured Tax Capacity	(Only select "No	t Applicable"	f Decertified or E	intirely Tax Exempt)	A	pplicable
						-	7 Amount
4	Current net tax capacity					+ \$	12,764
5	Original net tax capacity					- \$	223
6	Captured net tax capacity (If net	gative, show \$0)				= \$	12,541
7	Fiscal disparity deduction, if appli					- \$	0
8	Captured net tax capacity shared Captured net tax capacity retain			an (If pagativa	how \$0)	- \$	0
				iy (ii neyalive, s	1011 30)	= \$	12,541
	Fiscal Disparities						
10	Enter the amount of total increase line 33 of the Department of Reve	d property taxes nue's fiscal dispa	to be paid from	n outside the TII alculation form.	district from		
	Five-Year Rule						
11	Did one or more of the following a	ctions occur befo	re 6/2	27/2012 ?			Yes
	If yes, select "Yes" at the appropri	ate actions:					
12	Revenues were paid to a third par						No
13	Bonds were issued and sold to a t Binding contracts with a third party		to and the rev	opuee will be en		atu al	Yes
14	obligation						Yes
15	Activity costs were paid for and re-	venues are spent	to reimburse	a party for paym	ent of the activity co	sts	No
16	Expenditures were made for housi subd. 3 (a) (5)	ng or public infra	structure purp	oses as permitte	d by Minn, Stat. § 4	69.1763,	No
	Statutory County Correction	of Error(s)					
17	Has the authority resolved with the subd. 13, during the year ended D	e county auditor a ecember 31, 201	iny error quali 7? (If no error	fying under Minn occurred, select	. Stat. § 469.177, "No".)		No
	Decertification						
18	Has this district been decertified?						No
19	Actual Decertification Date:						

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

No

Financing & Debt

1

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.)

TIF Principal and Interest

		A		В			c
			Retired e 2010	All Prior Years		2017 Amount	
2	TIF Bonds issued (other than refunding bonds)	S	01	S	0	S	0
3	TIF Refunding bonds issued	s	0	\$	0	\$	Ő
	TIF Bond Principal payments from tax increment	s	0]	s	0	S	0
5	Interest payments from tax increment (TIF and Non-TIF Bonds)	\$	0	S	0	S	0

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	A		3 C] E]	F	G	Н		J
	Name	iype	Pooled	Refunding	Refunded	Issue Date	Final Maturity Date	Interest Rate Range	issue Amount	Amount Refunded (if refunded)
1		4						- %]	1
2			1	-				- %		4
3	and the second second		_	1	-		1	- %		4
1			7		2		÷	- %	1	4
5			- 1	8		-		- %		
				-	2			- %		
	the second second second							- %		-
					1			- %		A
0		-0-		1	*			- %		-
1								%		2
2								- %		*
3			- 2	1.				- %		*
4								- %		*
5	100 C							- %		
6			1					- %		
7			0	1				- %		
в		1	-		2			- %		
9			1		4		1000	- %		
0	and the second sec		1		-			- %	1	1

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

Comments (500 character limit):

7

Debt

К	[]	M	N	0	P	Q	R	S	T	U		W
			Pr	incipal						Interest		
Paid In Prior Years From Tax Increment	Paid In Prior Years From Other Sources	Pald in 2017 From Tax Increment	Paid in 2017 From Other Sources	Additions in Prior Years	Additions in 2017	Outstanding	Due in 2018 From Tax Increment	Paid in Prior Years From Tax Increment	Paid in Prior Years From Other Sources	Paid In 2017 From Tax Increment	Paid in 2017 From Other Sources	Due in 2018 From Tax Increment
					-	\$ 0						
						\$ 0 \$ 8						
	1					\$ 0						
		-			1. 1.	\$ 0						
					1	3 0						
					1	\$ 0	4	()		e		
						\$ 0	6)	4				
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						\$ 0 5 0						
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						5 0					· · · · · · · · · · · · · · · · · · ·	
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					P	\$ 0	1			1		
					1	5.0						
		· · · · · · · ·			1	\$ 0						No.
				1		\$ 0	1			4		

elC	Overview	District Info	Debt	Interfund Loans	PAYG	Project Cost	s Transfers	Rev & Exp	Balan
	terfund								
Do	pes/Did thi	is district have	interfund	loans outstanding	after 200	9?		N	ło
Di	d this distr	rict pay interest	on interf	und loans that we	e <u>retired</u>	before 2010?			10
In	terfund l	oans							
							A	В	
							12/31/2016	12/31/2	2017
Du	ue to other	TIF districts				\$	0	S	0
Du	ue to non-t	tax increment a	ccounts			\$	0	\$	0
Du	le from oti	her TIF districts	5			S	0	\$	0
Du	le from no	n-tax incremer	t accoun	ts		\$	0	\$	0
Pr	incipal a	nd Interest							
					А		В	С	
				In	terfund L Retire Before 2	d	rior Years	2017 An	nount
Pri	incipal pay	ments paid fro	m this di	strict		\$	0	S	0
		ments paid from					V		V

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	В	С	D	E	F	G
	s 	Name of Second Party (Distri	ct or Non-Tax Increment Account)				
	Туре	District	Non-Tax Increment Account	Resolution Date	Final Maturity Date	Interest Rate Range	Authorized Amount
1						- %	
2			-			- %	
3		the second s	-		-	- %	
4 5		an and the second				- %	2
6				-		- %	
7				-		- %	
8						- %	
9						- %	
10					10000	- %	
11						- %	
12						- %	
13				4		- %	
14	-	the second second		-		- %	
<u>15</u> 16			-			- %	
17						- %	
18					-	- %	
19		and the second second				- %	
20		and the second second				- %	

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

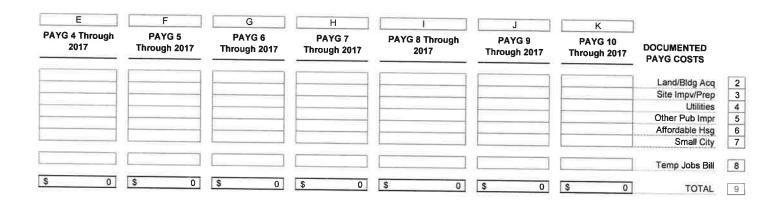
Comments (500 Character limit):

Н	1	J	К		M	N	0	Р	Q	R
			Prine	cipal	J	· · · · ·			Interest	<u> </u>
Prior Years Draw Amount	2017 Draw Amount	Paid/Rec'd in Prior Years	Paid/Rec'd in 2017	Additions/ Reductions Prior Years	Additions/ Reductions in 2017	Outstanding	Due in 2018	Paid/ Rec'd in Prior Years	Paid/ Rec'd in 2017	Due in 2018
						S 0				
						S 0				
-					B. K	S 0	1.2	1		
						\$ 0				
						\$ 0				
						S 0 S 0				-
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						\$ 0				
	1.	State of the second second				\$ 0				
						\$ 0				
						\$ 0				per an San
						\$ 0 \$ 0				
	11. 13. 11 M					\$ 0				
				1.0		S 0				
						S 0				
						S 0				
						S 0				

For the section below, report only the documented			-	Yes		
	PAYG costs to be	e repaid with ta	ax increr	nent.		
		A		В	С	D
		tal All PAYG rough 2017	1	fcGregor Propety velopment	PAYG 2 Through 2017	PAYG 3 Through 201
DOCUMENTED PAYG COSTS						-
Land/building acquisition	\$	36,185	\$	36,185		
Site improvements/preparation costs	\$	50,293	\$	50,293		
Utilities	\$	34,617	\$	34,617		
Other public improvements	\$	9,536	\$	9,536		
Construction of affordable housing	\$	0	\$	0		
Small city authorized costs, if not already included	above \$	0	\$	0		
Temporary economic development (jobs) [Minn, St						
469.176, subd. 4c (d)] Total documented PAYG costs to be paid with t	S	0	\$	0		
increment	s s	130,631	\$	130,631	\$ 0]	\$
Principal and Interest						
		12/31/2	2016	12/31/2	2017	
Outstanding obligation contingent upon available ta	ax increment	\$	0	\$	0	
		Prior Y	'ears	2017 An	nount	
Principal payments		\$ 1	30,631	\$	0	



PAYG



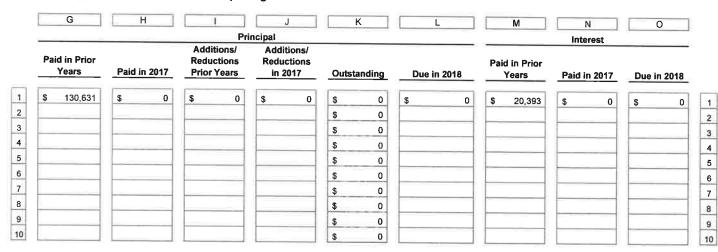
Printed 7/25/2018

McGregor - TIF 2 - 2017 Annual Reporting Form

13 A B C D E F	F		0				
	13	A	B	0	D	-	
			D	U U	D	E	F I

	Name on Development Agreement	Issue Date	Final Maturity Date	Interest Rate Range	Contract / Note Amount	 umented mount
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	L			- %		\$ 0

Comments (500 Character limit):



McGregor - TIF 2 - 2017 Annual Reporting Form Home Overview District Info Debt Interfund Loans PAYG Project Costs Transfers Rev & Exp Balance Sheet EIC ADS

Project Costs

			A		В		С
						Tot	al Through
	PROJECT COSTS (OTHER THAN PAYG)	Pric	or Years	2017	Amount		2017
1	Land/building acquisition	0	0	0		5.0	
2	Site improvements/preparation costs	\$	0	\$	0	\$	0
3	Utilities	S	0 8.615	\$	0	\$	0
4	Other public improvements	\$ \$	0	\$	0	\$	8,615
5	Construction of affordable housing	\$	0	э \$	0	\$	0
6	Small city authorized costs, if not already included above	ф S	0			\$	0
	Temporary economic development (Jobs)	` ⊅		\$	0	\$	0
7	[Minn. Stat, § 469.176, subd. 4c (d)]	(e					
8	Authority administrative costs	\$	0	\$	0	\$	0
9	County administrative costs	\$	525	\$	2,508	\$	3,033
9	County auministrative costs	\$	0	\$	0	\$	0
10	Subtract prior years' costs paid with public funds other than tax increment	\$	0			\$	0
_	Total Project Costs (Other than PAYG) Paid or Financed with Tax						
11	Increment and/or TIF Bond Proceeds	\$	9,140	\$	2,508	\$	11,648
12 13 14 15 16	PROJECT COSTS (PAYG) Land/building acquisition Site improvements/preparation costs Utilities Other public improvements Construction of affordable housing					\$ \$ \$ \$	36,185 50,293 34,617 9,536 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
	Total Documented Project Costs (PAYG) to be Paid with Tax					<u>_</u> Ψ	
19	Increment			_		\$	130,631
20	TOTAL PROJECT COSTS PAID OR TO BE PAID WITH TAX INCREMENT AND/OR TIF BOND PROCEEDS					\$	142,279
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	0	For		0.505		0.002
121		\$	525	\$	2,508	\$	3,033

(, · · · · · · · · · · · · · · · · · ·							
Are there any transf	fers of tax increment to or from th	he TIF district	?				No
	A	r	В	С			D
1 Pr 193.						Total 1	Fhrough
1	District Name		Prior Years	2017 Ar	nount	2	017
TRANSFERS IN							
	rement from other TIF districts			-			
1				开		\$	
2				2		\$	
3	and the second second			#		\$	
4	and the second	JE .		1E		\$	
5	and the state of the	#		2		\$	
6	and the second second	12		ff		\$	
7	4			#		\$	
8	and the second second second					\$	
				H-		\$	
10	Martin Contractor			5		\$	
12	the state of the s	P		12		\$	
13	the second second second second					\$	_
14				1		\$	
15				4		\$	_
16	The second s			5		\$	
17	the second s			1		\$	
18	the second s					\$	
19	THE REAL PROPERTY OF			2		\$	
20				11		\$	
Total Transfers In	and the second second second		\$ 0	\$	0	\$	
						1.*	
TRANSFERS OUT							
	ement to other TIE districts						
Transfers of tax incre	ement to other TIF districts					C	
Transfers of tax incre	ement to other TIF districts			#		\$	
Transfers of tax increases	ement to other TIF districts			#		\$	(
Transfers of tax incre	ement to other TIF districts	# # #		4 # # #		\$ \$	(
Transfers of tax increases of tax increa	ement to other TIF districts			# # # # #		\$ \$ \$	
Transfers of tax increases of tax increa	ement to other TIF districts					\$ \$ \$ \$	(
Transfers of tax increases of tax increa	ement to other TIF districts	10 4 11 14				\$ \$ \$ \$ \$	
Transfers of tax increases of tax increa	ement to other TIF districts	10 × 11 ± 1				\$ \$ \$ \$ \$	
1 2 3 4 5 6 7 8	ement to other TIF districts					\$ \$ \$ \$ \$ \$	
1 2 3 4 5 6 7 8 9 9	ement to other TIF districts					\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
1 2 3 4 5 6 7 8 9 10	ement to other TIF districts					\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
1 2 3 4 5 6 7 8 9 10 11 1	ement to other TIF districts					\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
1 2 3 4 5 6 7 8 9 10 11 12	ement to other TIF districts					\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
1 2 3 4 5 6 7 8 9 10 11 12 13 13	ement to other TIF districts					\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
1 2 3 4 5 6 7 8 9 10 11 12 13 14	ement to other TIF districts					\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	ement to other TIF districts					\$\$ \$\$ <td< td=""><td></td></td<>	
I I 2 3 4 5 6 7 7 8 9 10 11 12 13 14 15 16	ement to other TIF districts					\$\$ \$\$ <td< td=""><td></td></td<>	
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 17	ement to other TIF districts					\$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$	
I I 2 3 4 5 6 7 7 8 9 10 11 12 13 14 15 6 16 17 18 18	ement to other TIF districts					\$\$ \$\$ <td< td=""><td></td></td<>	
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 17	ement to other TIF districts					\$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$ \$\$	

McGregor - TIF 2 - 2017 Annual Reporting Form Home Overview District Info Debt Interfund Loans PAYG Project Costs Transfers Rev & Exp Balance Sheet EIC AĽ

Revenues, Expenditures, and Changes in Tax Increment Balance

		[A		В		С
	25.5.1.5	P	rior Years	201	7 Amount	Tot	al Through 2017
	REVENUES					-	
1	Tax increment revenues distributed from the county	\$	183,833	\$	17,408	\$	201,241
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	\$	183,833	\$	17,408	\$	201,241
	EXPENDITURES						
8	Project costs (other than PAYG)	\$	9,140	\$	2,508	\$	11,648
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	\$	160,164	\$	2,508	\$	162,672
16	Revenues over (under) expenditures	\$	23,669	\$	14,900	\$	38,569
	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	\$	
22	TIF Bond discount	\$	0	\$		_	0
23	TIF Bond premium	\$	0	\$	0	\$	0
24	Sales of property	\$	0	\$			0
25	Other (see instructions, comment required)		0		0	\$	0
26	Total Other Sources and Uses	\$	0	\$	0	\$	0
20	Total Other Sources and Uses	\$	0	\$	0	\$	0
27	Net change in tax increment balances	\$	23,669	\$	14,900	\$	38,569
28	Tax Increment balance (beginning 01/01/2017)			\$	23,669		
29	Tax Increment balance (ending 12/31/2017)			\$	38,569		
	Comments (500 Character limit)						

30

ments (500 Character limit)

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

		A		В
	12	2/31/2016	12	/31/2017
ASSETS				
Cash	\$	23,669	\$	38,569
Investments	\$	0	\$	0
Due from other TIF districts	\$	0	\$	0
Due from non-tax increment accounts	\$	0	\$	0
Interest receivable	\$	0	\$	0
Taxes receivable	\$	0	\$	0
Other receivables	\$	0	\$	0
Property held for resale	\$	0	\$	0
Total Assets	\$	23,669	\$	38,569
Due to other TIF districts Due to non-tax increment accounts	\$	0	\$ \$	0
Accounts payable	\$	0	\$	0
Unearned revenue	\$	0	\$	0
Total Liabilities	\$	0	\$	0
Deferred Inflows	\$	0	\$	0
Total Liabilities and Deferred Inflows	\$	0	\$	0
TAX INCREMENT BALANCE				
Total Tax Increment Balance	\$	23,669	\$	38,569
Total Liabilities and Tax Increment Balance	\$	23,669	\$	38,569

McGregor - TIF 2 - 2017 Annual Reporting Form Home Overview District Info Debt Interfund Loans PAYG Project

Home	Overview District Info Debt Interfund Loans PAYG Project Costs Transfers R	lev & Exp	Balance She									
	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 2	Tax increment generated by the district since certification Multiply the above amount by 1.2	\$ \$	201,241 241,489									
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 6 7	Total tax increment generated by the district since certification Subtract total tax increment returned to the county Subtotal A	\$ \$ \$	201,241 0 201,241									
8 9 10	Total costs authorized by the TIF plan to be paid or financed with tax increment Subtract authorized costs that have been or will be paid from sources other than tax increment Subtract principal and interest payments due after the year ended December 31, 2017 Add transfers of increment made prior to December 31, 2017, used to pay for Minn. Stat. §	\$	715,250									
11 12	469.1763 deficits Subtotal B	5	715,250									
13	Excess increment (Subtract subtotal B from subtotal A)	S	(514,009)									
	Subtract any of the authorized uses of excess increment listed below:											
14 15 16	Prepayment of any outstanding bonds Discharge of the pledge of tax increment for any outstanding bonds Payment into an escrow account dedicated to the payment of any outstanding bond											
17	Excess increment after subtractions of authorized uses*	\$	(514,009)									
	*Excess increments after subtractions must be returned to the county for distribution to the city	county and	dischool									

districts in which the TIF district is located within nine months after the end of the year (by September 30).

Home	Overview	District Info	Debt	Interfund Loans	PAYG	Project Costs	Transfers	Rev & Expr	Ba			
	2017 Annual Disclosure Statement											
1	Name of De	velopment Aut	hority:	McGregor								
2	Name of Municipality:			McGregor								
3	Voyageur P	ress					8/15/2	018	1			
((Name of the	e Newspaper)					(Date	of Publication)	1			

The following information represents the annual disclosure of tax increment districts for the year ended December 31, 2017.

		TIF 2		
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 2018	\$	0	
8	Tax increment received in 2017	\$	17,408	
9	Tax increment expended in 2017	\$	2,508	
10	Month and year of first tax increment receipt		7/2008	
11	Date of required decertification		12/31/2033	
	The total increased property taxes to be paid from outside the district if			
12	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 2017.

Additional information regarding this district may be obtained from:

13	Name:	Deanna Casale			
14	Address:	PO Box 100			
15	City:	McGregor			
16	State:	MN			
17	Zip Code:	55760			
18	Phone:	(218) 768-2717	Enter as 6512962551.		
19	Email:	mcgregor.city@gmail.com			

Enter 'none' if no email address.

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McGregor - TIF 2 - 2017 Annual Reporting Form

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

Comments

