



Modification No. 2 to the
East Hennepin & University Tax Increment Finance Plan



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Modification No. 1 to the East Hennepin & University Tax Increment Finance Plan

Introduction

Modification No. 2 to the East Hennepin & University Tax Increment Finance (TIF) Plan amends the project budget to reflect changes in projected revenues and costs through the remaining duration of the district.

Only the section of the TIF Plan changed by Modification No. 2 appears below.

IV. Description of Financing

[Section IV.A. is modified as described below.]

A. Project Costs

[Subsection IV.A. is replaced by the following language.]

The revised projection of the maximum project costs to be financed with tax increment revenues from the East Hennepin & University TIF District is \$40,455,000. Anticipated revenues and costs are listed below.

The City reserves the right to administratively adjust the amount of any of the line items listed below, or to incorporate additional eligible line items, provided that Total Costs does not exceed \$40,455,000.

Current Budget		Revised Budget	
<u>Revenues</u>		<u>Revenues</u>	
Tax Increment	\$36,000,000	Tax Increment	\$36,405,000
Interest and Investment Earnings	500,000	Interest and Investment Earnings	4,000,000
Sales/Lease Proceeds & TIF Credits	<u>50,000</u>	Sales/Lease Proceeds & TIF Credits	<u>50,000</u>
Total Revenues	\$36,550,000	Total Revenues	\$40,455,000
<u>Costs</u>		<u>Costs</u>	
Land Acquisition	\$2,901,000	Land Acquisition	\$2,901,000
Site Improvements	5,850,000	Site Improvements	5,850,000
Public Improvements	1,125,000	Public Improvements	1,125,000
Construction of Affordable Housing	12,595,000	Construction of Affordable Housing	16,500,000
City Administrative Costs	<u>800,000</u>	City Administrative Costs	<u>800,000</u>
Subtotal - Project Costs	\$23,271,000	Subtotal - Project Costs	\$27,176,000
Interest Expense	<u>13,279,000</u>	Interest Expense	<u>13,279,000</u>
Total Costs	\$36,550,000	Total Costs	\$40,455,000