

PUBLIC PURPOSE SUMMARY

ATTACHMENT F

Project Name West Side Flats Apartments Account # _____

Project Address Wabasha and Fillmore

City Contact Marie Franchett Today's Date October 4, 2012

PUBLIC COST ANALYSIS

| | | | |
|-------------------------|--|---------------------|---|
| Program Funding Source: | <u>Tax Increment Financing and Fund 117</u> | Amount: | <u>\$3,800,000 grant</u> <u>\$198,906 loan</u> <u>\$466,775 loan forgiveness</u> |
| Interest Rate: | <u>0%</u> | Subsidized Rate: | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A (Grant) |
| Type: | <input checked="" type="checkbox"/> Loan | Risk Rating: | <input type="checkbox"/> Acceptable (5% res) <input type="checkbox"/> Substandard (10% res) <input checked="" type="checkbox"/> Loss (100% res) |
| | <input checked="" type="checkbox"/> Grant TIF \$3.8M | | <input checked="" type="checkbox"/> Doubtful (50% res) \$198,906 <input checked="" type="checkbox"/> Forgivable (100% res) \$466,775 |
| Total Loan Subsidy*: | <u>\$566,228</u> | Total Project Cost: | <u>\$35,437,340</u> |

* Total Loan Subsidy: Present value of the loan over its life, including expected loss of principal and interest rate subsidy.

PUBLIC BENEFIT ANALYSIS

(Mark A1@ for Primary Benefits and A2@ for Secondary Benefits)

I. Community Development Benefits

| | | | | | |
|----------|-------------------------|----------|--------------------------------|----------|--|
| 1 | Remove Blight/Pollution | | Improve Health/Safety/Security | 2 | Increase/Maintain Tax Base < current tax production: < est'd taxes as built: < net tax change + or -: +274,500 |
| | Rehab. Vacant Structure | 1 | Public Improvements | | |
| | Remove Vacant Structure | | Goods & Services Availability | | |
| | Heritage Preservation | 1 | Maintain Tax Base | | |

II. Economic Development Benefits

| | | | | | |
|--|-------------------------------|----------|-------------------------|----------|---------------------------------|
| | Support Vitality of Industry | 1 | Create Local Businesses | 1 | Generate Private Investment |
| | Stabilize Market Value | | Retain Local Businesses | | Support Commercial Activity |
| | Provide Self-Employment Opt's | | Encourage Entrep'ship | 2 | Incr. Women/Minority Businesses |

III. Housing Development Benefits

| | | | | | |
|--|---|----------|-------------------------------|--|--|
| | Increase Home Ownership Stock < # units new construction: < # units conversion: | | Address Special Housing Needs | | Maintain Housing < # units rental: < # units owner-occ.: |
| | | | Retain Home Owners in City | | |
| | | 1 | Affordable Housing | | |

IV. Job Impacts

Living Wage applies Corporate Welfare applies

| [<input checked="" type="checkbox"/>] Job Impact | [<input type="checkbox"/>] No Job Impact | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--|--|--------|--------|--------|--------|--------|
| #JOBS CREATED (fulltime permanent) | | TBD | | | | |
| Average Wage | | TBD | | | | |

| | | | | | |
|-------------------------------------|-----------|--|--|--|--|
| | | | | | |
| #Construction/Temporary | 70 | | | | |
| #JOBS RETAINED (fulltime permanent) | 0 | | | | |
| #JOBS LOST (fulltime permanent) | | | | | |

FOLLOW-UP FROM LOAN SERVICING PROCESS

| | |
|--|-------|
| Year 1 Follow-Up | Date: |
| Public Purpose Objectives Met: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> In Part | |
| Deficiencies: | |

| | |
|---|-------|
| Year 2 Follow-Up | Date: |
| Public Purpose Objectives Met: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> In Part <input type="checkbox"/> No Longer Applicable/All Goals Achieved | |
| Deficiencies: | |

| | |
|---|-------|
| Year 3 Follow-Up | Date: |
| Public Purpose Objectives Met: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> In Part <input type="checkbox"/> No Longer Applicable/All Goals Achieved | |
| Deficiencies: | |

| | |
|---|-------|
| Year 4 Follow-Up | Date: |
| Public Purpose Objectives Met: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> In Part <input type="checkbox"/> No Longer Applicable/All Goals Achieved | |
| Deficiencies: | |

| | |
|---|-------|
| Year 5 Follow-Up | Date: |
| Public Purpose Objectives Met: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> In Part <input type="checkbox"/> No Longer Applicable/All Goals Achieved | |
| Deficiencies: | |

FOLLOW-UP ON JOB IMPACTS

| <input type="checkbox"/> NO JOB IMPACT | End of Year Follow-Up Information (Actual Results) | | | | |
|--|--|--------|--------|--------|--------|
| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
| #JOBS CREATED (fulltime permanent) | | | | | |
| Average Wage | | | | | |
| #Construction/Temporary | | | | | |
| #JOBS RETAINED (fulltime permanent) | | | | | |
| | | | | | |