

**BLOOMINGTON CENTRAL STATION**

**REQUEST FOR REIMBURSEMENT OF ELIGIBLE PROJECT COSTS CERTIFICATE NO. 17**

**PERIOD: 1/1/16 THROUGH 6/30/16 PHASE/STAGE 1A**

LINE ITEM DESCRIPTION	TOTAL ELIGIBLE PROJECT COSTS	AMOUNT PREVIOUSLY REIMBURSED	NET ADDITIONAL ELIGIBLE PROJECT COSTS
Special Assessment Paid			
Principal	\$ 2,314,672.38	\$ 2,166,017.88	\$ 148,654.50
Interest	\$ 2,107,285.13	\$ 2,006,897.17	\$ 100,387.96
Public Construction Costs Incurred (Site preparation and construction of Eligible Project Costs not financed by the City or Port Authority)			
PUBLIC LAND VALUE: Right of Way, Easements and Land (as certified by MAI Appraiser) not included in Counted Value and not financed by the City or Port Authority			
OTHER COSTS (out of pocket and not financed by the City/Port)			
Professional Fees for Eligible Project Costs (Engineering, Architectural, Legal, Financial, etc.)			
Interest Costs or Finance Fees (Eligible Project Costs only during construction period)			
Property taxes on Eligible Project Cost Improvements (During Construction Phase Only)			
Administrative Construction Overhead for Eligible Project Costs only			
<b>TOTAL ELIGIBLE PROJECT COSTS</b>	<b>\$ 4,421,957.51</b>	<b>\$ 4,172,915.05</b>	<b>\$ 249,042.46</b>

We certify that this certificate represents a fair and accurate accounting of Eligible Project Costs as defined in the Development Contract for the Central Station Project.

By:		
	Bloomington Central Station, LLC Corporate Officer	Date
	<i>Keith A. Schuk</i> EVP	<i>8/9/2016</i>
	Bloomington Central Station, LLC Finance Representative	Date
	<i>Reth Jambly</i>	<i>8-9-16</i>

**BLOOMINGTON CENTRAL STATION**

**REQUEST FOR REIMBURSEMENT OF ELIGIBLE PROJECT COSTS CERTIFICATE NO. 13**

**PERIOD:** 1/1/16 THROUGH 6/30/16 **PHASE/STAGE** City Project 2007-101

LINE ITEM DESCRIPTION	TOTAL ELIGIBLE PROJECT COSTS	AMOUNT PREVIOUSLY REIMBURSED	NET ADDITIONAL ELIGIBLE PROJECT COSTS
Special Assessment Paid			
Principal	\$ 15,502.04	\$ 14,309.92	\$ 1,192.12
Interest	\$ 16,740.37	\$ 15,738.99	\$ 1,001.38
Public Construction Costs Incurred (Site preparation and construction of Eligible Project Costs not financed by the City or Port Authority)			
PUBLIC LAND VALUE: Right of Way, Easements and Land (as certified by MAI Appraiser) not included in Counted Value and not financed by the City or Port Authority			
OTHER COSTS (out of pocket and not financed by the City/Port)			
Professional Fees for Eligible Project Costs (Engineering, Architectural, Legal, Financial, etc.)			
Interest Costs or Finance Fees (Eligible Project Costs only during construction period)			
Property taxes on Eligible Project Cost Improvements (During Construction Phase Only)			
Administrative Construction Overhead for Eligible Project Costs only			
<b>TOTAL ELIGIBLE PROJECT COSTS</b>	<b>\$ 32,242.41</b>	<b>\$ 30,048.91</b>	<b>\$ 2,193.50</b>

We certify that this certificate represents a fair and accurate accounting of Eligible Project Costs as defined in the Development Contract for the Central Station Project.

By:		
	Bloomington Central Station, LLC Corporate Officer	Date
	<i>Keith A. Schulz</i> EVP	8/9/2016
	Bloomington Central Station, LLC Finance Representative	Date
	<i>Boyd Jambly</i>	8.9.16



# Hennepin County

A-600 Government Center  
300 S. Sixth Street  
Minneapolis, MN 55487-0060  
612-348-3011 www.hennepin.us

Property ID number: 06-027-23 23 0630

## Property taxes statement schedule



### Value & classification

TAX YEAR PAYABLE 2015 2016  
CLASS (ES): COM PREFERRED COM PREFERRED

Estimated Market Value:	26,301,000	28,358,000
Homestead Exclusion:		
Other Exclusion/Deferral:		
New Improvements/		
Expired Exclusions:	0	0
Taxable Market Value:	26,301,000	28,358,000

# Property tax statement 2016

2015 values for taxes payable in 2016

### TAXPAYER(S):

BLOOMINGTON CENTRAL STA LLC  
8100 34TH AVE S  
BLOOMINGTON MN 55425-1672

Owner: BLOOMINGTON CENTRAL STA LLC

Property address:  
8170 33RD AVE S

Property description:  
LOT 001 BLK 001 ADDITION: BLOOMINGTON CENTRAL STATION 2N



### Proposed levies & taxes

2016 Proposed: 1,086,047.60



### Property tax statement

First-half Taxes: 792,779.60  
Second-half Taxes: 792,779.60  
Total Taxes 2016: 1,585,559.20

### Property tax refund information

Taxes payable in year: 2015 2016

- Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.  Taxes owed .00
- Use these amounts on Form M1PR to see if you are eligible for a special refund. .00

**Don't forget to see if you qualify for a property tax refund! Go to [www.revenue.state.mn.us](http://www.revenue.state.mn.us) for Form M1PR.**

### Property Tax and Credits

3. Property tax before credits		
4. A. Agricultural market value credit	1,058,484.94	1,083,087.34
B. Other credits	.00	.00
5. Property taxes after credits	.00	.00
<b>Property Tax by Jurisdiction</b>	1,058,484.94	1,083,087.34
6. A. County		
B. Regional Rail Authority	53,564.50	47,565.19
7. City or Town	2,097.64	1,970.52
8. State General Tax	52,727.52	46,447.26
9. School District:	267,047.26	275,507.48
A. Voter approved levies	44,695.55	40,856.52
B. Other Local Levies	36,011.39	35,039.05
10. Special Taxing Districts:	3,470.29	3,040.20
A. Metropolitan Special Taxing Districts	8,440.28	7,308.47
B. Other Special Taxing Districts	295,104.47	347,949.47
C. Tax Increment	295,326.04	277,403.18
D. Fiscal Disparity		
11. Non-School Voter Approved Referenda Levies	.00	.00
12. Total property tax before fees and Special Assessments	1,058,484.94	1,083,087.34
13. A. Special Assessment Principal and Fees	299,693.19	299,693.19
B. Special Assessment Interest	218,679.37	202,778.67

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS 1,576,857.50 1,585,559.20



**BLOOMINGTON CENTRAL STATION**

**REQUEST FOR REIMBURSEMENT OF ELIGIBLE PROJECT COSTS CERTIFICATE NO. 11**

**PERIOD: 1/1/16 THROUGH 6/30/16 PHASE/STAGE BCS demolition**

LINE ITEM DESCRIPTION	TOTAL ELIGIBLE PROJECT COSTS	AMOUNT PREVIOUSLY REIMBURSED	NET ADDITIONAL ELIGIBLE PROJECT COSTS
Special Assessment Paid			
Principal	\$ 373,461.88	\$ 339,510.80	\$ 33,951.08
Interest	\$ 331,015.73	\$ 305,552.98	\$ 25,462.75
Public Construction Costs Incurred (Site preparation and construction of Eligible Project Costs not financed by the City or Port Authority)			
PUBLIC LAND VALUE: Right of Way, Easements and Land (as certified by MAI Appraiser) not included in Counted Value and not financed by the City or Port Authority			
OTHER COSTS (out of pocket and not financed by the City/Port)			
Professional Fees for Eligible Project Costs (Engineering, Architectural, Legal, Financial, etc.)			
Interest Costs or Finance Fees (Eligible Project Costs only during construction period)			
Property taxes on Eligible Project Cost Improvements (During Construction Phase Only)			
Administrative Construction Overhead for Eligible Project Costs only			
<b>TOTAL ELIGIBLE PROJECT COSTS</b>	<b>\$ 704,477.61</b>	<b>\$ 645,063.78</b>	<b>\$ 59,413.83</b>

We certify that this certificate represents a fair and accurate accounting of Eligible Project Costs as defined in the Development Contract for the Central Station Project.

By:		
	Bloomington Central Station, LLC Corporate Officer	Date
	<i>Keith A. Schuler EVP</i>	<i>8/9/2016</i>
	Bloomington Central Station, LLC Finance Representative	Date
	<i>Beth Lambert</i>	<i>8-9-16</i>



# Hennepin County

A-600 Government Center  
300 S. Sixth Street  
Minneapolis, MN 55487-0060  
612-348-3011 [www.hennepin.us](http://www.hennepin.us)

Property ID number: 01-027-24 14 0017

## Property taxes statement schedule



### Value & classification

TAX YEAR PAYABLE 2015 2016  
CLASS(ES): COM LAND NON PREF COM LAND NON PRE

Estimated Market Value: 3,858,000 4,085,000  
Homestead Exclusion:  
Other Exclusion/Deferral:  
New Improvements/  
Expired Exclusions: 0 0  
Taxable Market Value: 3,858,000 4,085,000



### Proposed levies & taxes

2016 Proposed: 156,643.88



### Property tax statement

First-half Taxes: 137,522.25  
Second-half Taxes: 137,522.25  
Total Taxes 2016: 275,044.50

# Property tax statement 2016

2015 values for taxes payable in 2016

#### TAXPAYER(S):

BLOOMINGTON CENTRAL STA LLC  
8100 34TH AVE S  
BLOOMINGTON MN 55425-1672

#### Owner:

BLOOMINGTON CENTRAL STA LLC

#### Property address:

8100 31ST AVE S

#### Property description:

ADDITION: BLOOMINGTON CENTRAL STATION 2ND  
OUTLOT B

#### Property tax refund information

Taxes payable in year:

2015

2016

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund.  
File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.

Taxes owed

.00

2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

.00

Don't forget to see if you qualify for a property tax refund! Go to [www.revenue.state.mn.us](http://www.revenue.state.mn.us) for Form M1PR.

#### Property Tax and Credits

3. Property tax before credits

4. A. Agricultural market value credit

155,476.31

156,216.84

B. Other credits

.00

.00

5. Property taxes after credits

.00

.00

#### Property Tax by Jurisdiction

6. A. County

155,476.31

156,216.84

B. Regional Rail Authority

7,868.53

6,860.84

7. City or Town

308.14

284.22

8. State General Tax

7,745.58

6,699.59

9. School District:

A. Voter approved levies

39,228.14

39,739.69

B. Other Local Levies

6,559.39

5,887.69

10. Special Taxing Districts:

A. Metropolitan Special Taxing Districts

5,285.51

5,049.96

B. Other Special Taxing Districts

509.78

438.52

C. Tax Increment

1,239.89

1,054.21

D. Fiscal Disparity

43,349.59

50,188.86

43,381.76

40,013.26

11. Non-School Voter Approved Referenda Levies

.00

.00

12. Total property tax before fees and Special Assessments

155,476.31

156,216.84

13. A. Special Assessment Principal and Fees

67,902.16

67,902.16

B. Special Assessment Interest

54,320.53

50,925.50

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

277,699.00

275,044.50



Learn about property taxes: [www.hennepin.us/propertytaxes](http://www.hennepin.us/propertytaxes)

