

YELLOW MEDICINE COUNTY  
 Countywide TIF District Inventory  
 Pay 2023

District #	District Type	District Name	Improvement Cost	Improvement Description	Year Approved	Parcels in District	TIF End Year	Years Remaining	Current Year Taxable Value	Current Year Tax Capacity	Base Value	Base Tax Capacity	Captured Value	Captured Tax Capacity	Taxes in TIF	Taxes to TIF	Excess TIF County	Excess TIF City	Excess TIF School	
<b>Canby</b>																				
12	Redev	Canby Farmers Grain (1-4)	150,000	Prep for Municipal Industrial Redevelopment	1997	26	2024	1	3,137,300	50,952	845,000	8,586	2,292,300	42,366	71,537.95	64,210.33		7,327.62		
19	Redev	Clark-Hanson VFW Post 117 (1-6)	28,000	Prep for new Commercial Construction-31-470-0203	1997	1	2024	1	124,500	1,868	2,200	33	122,300	1,835	3,098.53	2,983.86		114.67		
26	Redev	Crowley Development (1-18)	35,000	Prep for new Single Unit Construction-31-414-3004	2001	3	2028	5	523,300	3,600	34,800	200	488,500	3,400	5,741.14	5,741.14				
30	HRA	HRA Outland Project (1-1)	300,000	Prep for Commercial Dev. By Outland Renewable Energy; but housing development is in progress 31-300-0104 & 0105 & 0107 & 0111	2010	4	2036	13	707,500	7,861	38,600	200	668,900	7,661	12,936.15	12,010.62		195.84	729.69	
31	HRA	Canby Properties Inc (1-2)	135,000	Prep for new Duplex Construction Plus 31-300-0122 & 0124 & 0125 & 0126	2011	4	2038	15	414,500	3,977	60,900	540	353,600	3,437	5,803.61	5,388.39		87.86	327.36	
34	Soil Cond.	Canby Airport Bus Park Ph-1	750,000	Prep for Helena Chemical new Commercial Const-31-034-4012	2012	1	2034	11	1,557,200	30,394	52,200	784	1,505,000	29,610	49,998.56	49,998.56				
35	HRA	HRA TIF District 1-3	125,000	Prep for new Single Unit Construction 31-475-0111 & 0113 ; also 31-473-0910 & 31-510-8407	2012	4	2038	15	357,100	3,379	85,100	198	272,000	3,181	5,371.35	5,371.35				
36	HRA	Canby HRA TIF District 1-4	350,000	Prep for new Commercial Construction 31-418-5701 Farmers Coop Association	2012	2	2039	16	1,582,200	30,519	126,900	1,886	1,455,300	28,633	48,347.13	48,347.13				
37	Econ. Dev.	Canby Airport Bus Park Ph-2 (1-25)	560,000	Prep for more Helena Chemical new Comm Const-31-034-4013	2013	1	2023	0	2,208,400	44,168	44,000	660	2,164,400	43,508	73,466.31	69,182.95	1,543.29		2,740.07	
39	HRA	HRA TIF District 1-5	65,000	Prep for new Single Unit Construction 31-413-2410 & 2411 & 2417	2013	2	2039	16	322,400	3,112	140,900	1,143	181,500	1,969	3,324.80	3,324.80				
41	Redev	Canby Farmers Grain Proj (1-26)	235,000	Prep for Commercial Const. of scale and grain storage 31-004-4020 (also 31-510-8101 & 8102 & 8104 transferring from Cty TIF #12)	2014	1	2040	17	2,584,900	51,698	180,100	3,602	2,404,800	48,096	81,213.45	72,001.62	3,710.53		5,501.30	
42	HRA	Cole/Anhalt Redevelopment (1-8)	60,000	Prep for new Single Unit Construction-31-414-3409	2015	2	2041	18	385,800	3,833	19,600	118	366,200	3,715	6,273.04	5,913.99	88.18		270.87	
43	Redev	S Haarfager & W Hwy 68 Redev (1-27)	150,000	Prep for new Commercial Construction 31-003-3150 & 31-410-0201 & 0202	2015	4	2042	19	576,200	9,725	213,100	3,198	363,100	6,527	11,021.29	10,390.45	154.94		475.90	
44	HRA	Custer St. Redev (1-9)	160,000	Prep for potential housing construction 31-416-4702 & 4703 & 4704 & 3102 & 3100	2015	5	2041	18	646,700	6,469	28,700	289	618,000	6,180	10,435.37	9,838.07	146.70		450.60	
45	HRA	HRA TIF District 1-10	140,000	Prep for potential duplex construction	2016	3	2043	20	49,100	406	52,200	336	0	70	118.20	112.23	0.94		5.03	
46	Redev	US 75 & MN 68-Indep. Oil Redev Proj	100,000	Prep for Commercial Construction-31-580-0002	2016	1	2043	20	191,000	3,070	53,900	809	137,100	2,261	3,817.86	3,625.13	30.39		162.34	
48	HRA	303 Saint Olaf N Redev (1-11)	80,000	Prep for Twin Home Constr 31-411-1012 and 31-412-1015	2020	2	2046	23	22,500	225	52,700	527	0	0	0.00	0.00				
49	Econ. Dev.	East MN Hwy 68 Redev (1-31)	90,000	Prep for Commercial Project 31-580-0009	2020	1	2046	23	217,500	3,600	16,400	246	201,100	3,354	0.00	0.00				
50	Redev	Ring Ave-1st St-Haarfager Ave (1-32)	515,509	Prep for Commercial Projects 31-418-5202, 31-510-8202 & 31-034-4020	2021	3	2048	25	96,000	1,217	192,300	2,421	0	0	0.00	0.00				
			<b>4,028,509</b>			<b>70</b>			<b>15,704,100</b>	<b>260,073</b>	<b>2,239,600</b>	<b>25,776</b>	<b>13,594,100</b>	<b>235,803</b>	<b>392,504.74</b>	<b>368,440.62</b>	<b>5,674.97</b>	<b>7,725.99</b>	<b>10,663.16</b>	
<b>Echo</b>																				
80	Redev	Farmers Coop Redev Proj Dist 1	1,634,793	Infrastructure prep for Commercial Project 33-003-3020, 33-003-3030 & 33-003-3070	2022	3	2048	25	1,660,300	32,456	375,700	6,764	1,284,600	25,692	63,803.51	63,803.51				
			<b>1,634,793</b>			<b>3</b>			<b>1,660,300</b>	<b>32,456</b>	<b>375,700</b>	<b>6,764</b>	<b>1,284,600</b>	<b>25,692</b>	<b>63,803.51</b>	<b>63,803.51</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Granite Falls</b>																				
7	Redev	Tri-County District	1,050,000	Prep for new Commercial Development 34-400-4107	1999	1	2027	4	381,300	6,876	87,700	1,316	293,600	5,560	9,177.50	8,927.52		249.98		
8	Redev	Avalon Theater & Verns Machine	675,000	Prep for new Commercial Development 34-300-2316 & 2317 & 2320 & 2321 & 2322	2003	5	2031	8	616,800	8,602	406,400	3,281	210,400	5,321	8,783.01	7,750.25		1020.78	11.98	
9	Redev	Viking Jr Motel Redev (1-9)	1,077,104	Prep for new Commercial Development 34-033-3070 and 34-033-3080	2021	2	2048	25	57,300	785	57,300	785	0	0	0.00	0.00				
			<b>1,725,000</b>			<b>6</b>			<b>998,100</b>	<b>15,478</b>	<b>494,100</b>	<b>4,597</b>	<b>504,000</b>	<b>10,881</b>	<b>17,960.51</b>	<b>16,677.77</b>	<b>0.00</b>	<b>1,270.76</b>	<b>11.98</b>	
									<b>79</b>	<b>18,362,500</b>	<b>308,007</b>	<b>3,109,400</b>	<b>37,137</b>	<b>15,382,700</b>	<b>272,376</b>	<b>474,268.76</b>	<b>448,921.90</b>	<b>5,674.97</b>	<b>8,996.75</b>	<b>10,675.14</b>

NOTES: Porter has certified a new district for taxes payable 2024

County	113,868.08
City of Canby	221,083.20
City of Echo	43,803.83
City of Granite Falls	11,484.38
ISD #891-Canby	54,764.73
ISD #2190-YME	3,917.69
	<b>448,921.90</b>