

Streetlight Utility Analysis

Annual Revenue Target:	\$250,000
Monthly Residential Fee/Parcel:	\$2.00
Avg. Res. monthly Fee/acre (1/4 ac. Lot):	\$8.00
Total Residential Parcels:	4,463
Annual Revenue from Single-Family Residential:	\$107,112.00
Revenue Gap (Post-Res.):	\$142,888.00
Min. non-res. parcel size charged per acre:	0.208
# of non-res. parcels < min. acreage:	137
Annual Revenue (non-res. parcels charged/Parcel):	\$3,288.00
Revenue Gap (Post-Res. & Post Non-Res./parcel):	\$139,600.00
Total Non-Res. Acreage > Min. acreage:	1223.76
Mathematical Non-Res. Monthly Fee/acre:	\$9.51
Monthly Non-Residential Fee/acre:	\$9.60
Annual Revenue (non-res. parcels charged/acre):	\$140,977.71
Total Annual Non-Residential Revenue:	\$144,265.71
Total Annual Revenue:	\$251,377.71

Percent of total revenue from residential sources: 43%
 Percent of total revenue from non-residential sources: 57%

Streetlight Utility Impact on Selected Customers

Customer	# Parcels	Acres	Monthly Fee	Annual Fee
MALT O MEAL CO	13	57.64	\$553.35	\$6,640.19
MCLANE MINNESOTA INC	1	41.60	\$399.38	\$4,792.61
ST OLAF COLLEGE	31	250.67	\$2,406.41	\$28,876.87
CARLETON COLLEGE	51	204.80	\$1,966.12	\$23,593.38
CARDINAL CG COMPANY	2	12.62	\$121.15	\$1,453.78
DAYTON HUDSON CORPORATION	1	12.09	\$116.03	\$1,392.31
HAYZIN LLC	1	13.41	\$128.73	\$1,544.74
MAINSTREET PROPERTIES INC	1	0.16	\$2.00	\$24.00
NORTHFIELD GOLF CLUB	8	1.90	\$18.24	\$218.88
IND SCHOOL DIST #659	11	161.64	\$1,551.77	\$18,621.26
HAAN, FRANCIS J & DEBRA M	2	27.87	\$267.58	\$3,210.93
Viking Terrace Units	177			

Streetlight Property Tax Increase Analysis

Annual Residential (Homestead) Tax Increase for Streetlights	Annual Revenue Target:	\$250,000
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2010 Estimated Market Value	Tax Base	Tax Increase	Per Month
\$100,000	\$1,000	\$16.50	\$1.38
\$200,000	\$2,000	\$33.00	\$2.75
\$300,000	\$3,000	\$49.50	\$4.13
\$400,000	\$4,000	\$66.00	\$5.50
\$500,000	\$5,000	\$82.51	\$6.88

Annual Commercial/Industrial Tax Increase for Streetlights	Annual Revenue Target:	\$250,000
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2010 Estimated Market Value	Tax Base	Tax Increase	Per Month
\$100,000	\$1,250	\$20.63	\$1.72
\$250,000	\$4,250	\$70.13	\$5.84
\$500,000	\$9,250	\$152.64	\$12.72
\$1,000,000	\$19,250	\$317.65	\$26.47
\$5,000,000	\$99,250	\$1,637.74	\$136.48
\$10,000,000	\$199,250	\$3,287.85	\$273.99
\$20,000,000	\$399,250	\$6,588.08	\$549.01
\$50,000,000	\$999,250	\$16,488.76	\$1,374.06

Streetlight Property Tax Increase for Selected Customers

Customer	Tax Capacity	Annual Tax
MALT O MEAL CO	\$518,380	\$8,553.86
MCLANE MINNESOTA INC	\$218,110	\$3,599.06
ST OLAF COLLEGE	\$0	\$0.00
CARLETON COLLEGE	\$0	\$0.00
CARDINAL CG COMPANY	\$82,832	\$1,366.82
DAYTON HUDSON CORPORATION	\$169,932	\$2,804.07 (Target)
HAYZIN LLC	\$134,046	\$2,211.91 (Cub/Applebees)
MAINSTREET PROPERTIES INC	\$3,868	\$63.83
NORTHFIELD GOLF CLUB	\$35,382	\$583.84
IND SCHOOL DIST #659	\$0	\$0.00
HAAN, FRANCIS J & DEBRA M	\$15,311	\$252.65 (Viking Terrace: 177 Units)
Viking Terrace Units	\$20,923	\$345.25
Total for Viking Terrace:		\$597.89

Note: Viking Terrace would pay \$4,248 annually if charged the residential rate on 177 units.

Streetlight Utility Analysis

Annual Revenue Target:	\$250,000
Monthly Residential Fee/Parcel:	\$3.00
Avg. Res. monthly Fee/acre (1/4 ac. Lot):	\$12.00
Total Residential Parcels:	4,463
Annual Revenue from Single-Family Residential:	\$160,668.00
Revenue Gap (Post-Res.):	\$89,332.00
Min. non-res. parcel size charged per acre:	0.536
# of non-res. parcels < min. acreage:	292
Annual Revenue (non-res. parcels charged/Parcel):	\$10,512.00
Revenue Gap (Post-Res. & Post Non-Res./parcel):	\$78,820.00
Total Non-Res. Acreage > Min. acreage:	1175.38
Mathematical Non-Res. Monthly Fee/acre:	\$5.59
Monthly Non-Residential Fee/acre:	\$5.60
Annual Revenue (non-res. parcels charged/acre):	\$78,985.38
Total Annual Non-Residential Revenue:	\$89,497.38
Total Annual Revenue:	\$250,165.38

Percent of total revenue from residential sources: 64%
 Percent of total revenue from non-residential sources: 36%

Streetlight Property Tax Increase Analysis

Annual Residential (Homestead) Tax Increase for Streetlights	
2010 Estimated Market Value	Tax Base Tax Increase Per Month
\$100,000	\$1,000 \$16.50 \$1.38
\$200,000	\$2,000 \$33.00 \$2.75
\$300,000	\$3,000 \$49.50 \$4.13
\$400,000	\$4,000 \$66.00 \$5.50
\$500,000	\$5,000 \$82.51 \$6.88
Annual Commercial/Industrial Tax Increase for Streetlights	
2010 Estimated Market Value	Tax Base Tax Increase Per Month
\$100,000	\$1,250 \$20.63 \$1.72
\$250,000	\$4,250 \$70.13 \$5.84
\$500,000	\$9,250 \$152.64 \$12.72
\$1,000,000	\$19,250 \$317.65 \$26.47
\$5,000,000	\$99,250 \$1,637.74 \$136.48
\$10,000,000	\$199,250 \$3,287.85 \$273.99
\$20,000,000	\$399,250 \$6,588.08 \$549.01
\$50,000,000	\$999,250 \$16,488.76 \$1,374.06

Streetlight Utility Impact on Selected Customers

Customer	# Parcels	Acres	Monthly Fee	Annual Fee
MALT O MEAL CO	13	57.64	\$322.79	\$3,873.44
MCLANE MINNESOTA INC	1	41.60	\$232.97	\$2,795.69
ST OLAF COLLEGE	31	250.67	\$1,403.74	\$16,844.84
CARLETON COLLEGE	51	204.80	\$1,146.90	\$13,762.81
CARDINAL CG COMPANY	2	12.62	\$70.67	\$848.04
DAYTON HUDSON CORPORATION	1	12.09	\$67.68	\$812.18
HAYZIN LLC	1	13.41	\$75.09	\$901.10
MAINSTREET PROPERTIES INC	1	0.16	\$3.00	\$36.00
NORTHFIELD GOLF CLUB	8	1.90	\$10.64	\$127.68
IND SCHOOL DIST #659	11	161.64	\$905.20	\$10,862.40
HAAN, FRANCIS J & DEBRA M	2	27.87	\$156.09	\$1,873.04
Viking Terrace Units	177			

Streetlight Property Tax Increase for Selected Customers

Customer	Tax Capacity	Annual Tax
MALT O MEAL CO	\$518,380	\$8,553.86
MCLANE MINNESOTA INC	\$218,110	\$3,599.06
ST OLAF COLLEGE	\$0	\$0.00
CARLETON COLLEGE	\$0	\$0.00
CARDINAL CG COMPANY	\$82,832	\$1,366.82
DAYTON HUDSON CORPORATION	\$169,932	\$2,804.07 (Target)
HAYZIN LLC	\$134,046	\$2,211.91 (Cub/Applebees)
MAINSTREET PROPERTIES INC	\$3,868	\$63.83
NORTHFIELD GOLF CLUB	\$35,382	\$583.84
IND SCHOOL DIST #659	\$0	\$0.00
HAAN, FRANCIS J & DEBRA M	\$15,311	\$252.65 (Viking Terrace: 177 Units)
Viking Terrace Units	\$20,923	\$345.25
Total for Viking Terrace:		\$597.89

Note: Viking Terrace would pay \$6,372 annually if charged the residential rate on 177 units.

Streetlight Utility Analysis

Annual Revenue Target:	\$250,000
Monthly Residential Fee/Parcel:	\$4.00
Avg. Res. monthly Fee/acre (1/4 ac. Lot):	\$16.00
Total Residential Parcels:	4,463
Annual Revenue from Single-Family Residential:	\$214,224.00
Revenue Gap (Post-Res.):	\$35,776.00
Min. non-res. parcel size charged per acre:	3.333
# of non-res. parcels < min. acreage:	488
Annual Revenue (non-res. parcels charged/Parcel):	\$23,424.00
Revenue Gap (Post-Res. & Post Non-Res./parcel):	\$12,352.00
Total Non-Res. Acreage > Min. acreage:	913.11
Mathematical Non-Res. Monthly Fee/acre:	\$1.13
Monthly Non-Residential Fee/acre:	\$1.20
Annual Revenue (non-res. parcels charged/acre):	\$13,148.80
Total Annual Non-Residential Revenue:	\$36,572.80
Total Annual Revenue:	\$250,796.80

Percent of total revenue from residential sources: 85%
 Percent of total revenue from non-residential sources: 15%

Streetlight Property Tax Increase Analysis

Annual Residential (Homestead) Tax Increase for Streetlights	Annual Revenue Target:	\$250,000
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2010 Estimated Market Value	Tax Base	Tax Increase	Per Month
\$100,000	\$1,000	\$16.50	\$1.38
\$200,000	\$2,000	\$33.00	\$2.75
\$300,000	\$3,000	\$49.50	\$4.13
\$400,000	\$4,000	\$66.00	\$5.50
\$500,000	\$5,000	\$82.51	\$6.88

Annual Commercial/Industrial Tax Increase for Streetlights	Annual Revenue Target:	\$250,000
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2010 Estimated Market Value	Tax Base	Tax Increase	Per Month
\$100,000	\$1,250	\$20.63	\$1.72
\$250,000	\$4,250	\$70.13	\$5.84
\$500,000	\$9,250	\$152.64	\$12.72
\$1,000,000	\$19,250	\$317.65	\$26.47
\$5,000,000	\$99,250	\$1,637.74	\$136.48
\$10,000,000	\$199,250	\$3,287.85	\$273.99
\$20,000,000	\$399,250	\$6,588.08	\$549.01
\$50,000,000	\$999,250	\$16,488.76	\$1,374.06

Streetlight Utility Impact on Selected Customers

Customer	# Parcels	Acres	Monthly Fee	Annual Fee
MALT O MEAL CO	13	57.64	\$69.17	\$830.02
MCLANE MINNESOTA INC	1	41.60	\$49.92	\$599.08
ST OLAF COLLEGE	31	250.67	\$300.80	\$3,609.61
CARLETON COLLEGE	51	204.80	\$245.76	\$2,949.17
CARDINAL CG COMPANY	2	12.62	\$15.14	\$181.72
DAYTON HUDSON CORPORATION	1	12.09	\$14.50	\$174.04
HAYZIN LLC	1	13.41	\$16.09	\$193.09
MAINSTREET PROPERTIES INC	1	0.16	\$4.00	\$48.00
NORTHFIELD GOLF CLUB	8	1.90	\$4.00	\$48.00
IND SCHOOL DIST #659	11	161.64	\$193.97	\$2,327.66
HAAN, FRANCIS J & DEBRA M	2	27.87	\$33.45	\$401.37
Viking Terrace Units	177			

Streetlight Property Tax Increase for Selected Customers

Customer	Tax Capacity	Annual Tax
MALT O MEAL CO	\$518,380	\$8,553.86
MCLANE MINNESOTA INC	\$218,110	\$3,599.06
ST OLAF COLLEGE	\$0	\$0.00
CARLETON COLLEGE	\$0	\$0.00
CARDINAL CG COMPANY	\$82,832	\$1,366.82
DAYTON HUDSON CORPORATION	\$169,932	\$2,804.07 (Target)
HAYZIN LLC	\$134,046	\$2,211.91 (Cub/Applebees)
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Note: Viking Terrace would pay \$8,496 annually if charged the residential rate on 177 units.