



# EHLERS

LEADERS IN PUBLIC FINANCE



## Jessica Cook

### Financial Advisor

*Jessica has been a Financial Advisor in the Ehlers Roseville office since 2003 designing and implementing financial solutions for Minnesota cities, counties, and housing and economic development authorities. Prior to joining Ehlers she had 11 years of experience working for housing and redevelopment authorities in the Twin Cities. One of Jessica's greatest contributions to Ehlers and our clients is her ability to communicate the policy implications of financing options, enabling communities to make sound financial decisions.*

Jessica Cook  
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#### AREAS OF EXPERTISE

##### Debt Planning and Issuance

- Analysis and presentation of options to finance community infrastructure and facilities
- General Obligation Bonds
- Lease Revenue Financing
- Non-Profit & Industrial Revenue Bonds
- MN Public Facilities (PFA) Loans
- Refundings
- Housing Revenue Bonds

##### Strategic and Financial Planning

- Financing Plans for Water, Sewer, and Storm Water Utilities
- Utility Rate Analyses
- Debt Management
- Financial Management Planning
- Capital Improvements Planning

##### Economic, Housing Development & Redevelopment

- Tax Increment Financing (TIF)
- Tax Abatement Financing & Policies
- Downtown Redevelopment and Revitalization
- Developer Proforma Analysis/But For Test
- Developer Attraction & Selection
- Calculation of Developer Payments
- TIF Revenue Projections
- Housing Development

##### Public Participation

- Public Participation Process that involves the public in providing feedback about proposed new public facilities or redevelopment.
- Communications/Newsletters

#### PROFESSIONAL MEMBERSHIPS

- *Sensible Land Use Coalition*
- *National Association of Housing & Redevelopment Officials*
- *MN Assn. of Local Housing Finance Agencies (MALHFA)*

#### EDUCATION

- *Bachelor of Science (Sociology)*  
*University of Wisconsin, Madison, WI*
- *Graduate Work (Business Administration),*  
*University of St. Thomas, MN*