



EHLERS

LEADERS IN PUBLIC FINANCE

Shelly Eldridge, CIPFA

Financial Advisor/Vice President

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Shelly has been a Financial Advisor in the Ehlers' Roseville office since 1997 assisting Minnesota cities, townships, counties, public utilities, and special districts design and implement financial solutions. Prior to joining Ehlers she had 10 years of local government experience working for Anoka and Ramsey counties. One of Shelly's greatest contributions to Ehlers and our clients is her ability to build relationships between residents, businesses, and intergovernmental organizations.

AREAS OF EXPERTISE

Debt Planning and Issuance

- Analysis & Presentation of Alternative Financing Options, Plans And Tools
- Representation to Bond Market & Credit Rating Agencies
- Refundings/Cash Defeasances
- Debt Service Fund/Cash Flow Analysis
- Lease Revenue Financing
- USDA Rural Development Loans
- MN Public Facilities (PFA) Loans
- Electric Revenue Bonds
- Arbitrage Rebate Services

Special Financial Studies

- Fiscal Impact Study/Analysis
- Budget Preparation Assistance
- Merger/Consolidation/Annexation Impact Analysis

Strategic and Financial Planning

- Debt Management
- Financial Management Planning
- Capital Improvements Planning

Economic, Housing Development & Redevelopment

- Tax Increment District Creation & Amendment
- Tax Abatement Options, Financing, & Policies
- TIF and Abatement Analysis
- Downtown Redevelopment and Revitalization
- TIF Revenue Bonds/Calculation of Developer Payments
- Preparation of OSA Reports
- Research & respond to OSA TIF Letters
- Support and research assistance for OSA audits
- TIF Revenue Projection Update

Other

- TIF Special Legislation Process

CERTIFICATIONS

- Certified Independent Public Finance Advisor

PROFESSIONAL MEMBERSHIPS

- *National Association of Independent Public Finance Advisors*
- *Minnesota Government Finance Officers Association*
- *MN Municipal Clerks and Finance Officers Association*
- *MN-League of Cities and Government Finance Officers Assn.*
- *MN City/County Management Association*
- *National Government Finance Officers Association*
- *Economic Development Association of Minnesota*
- *National Association of Housing & Redevelopment Officials*

EDUCATION

- *Bachelor of Arts (Business Administration) College of St. Thomas, St. Paul, MN*
- *Masters (Public Administration) Hamline University, St. Paul, MN*