



TIF LEGISLATION FOR SHAKOPEE GRAVEL PIT



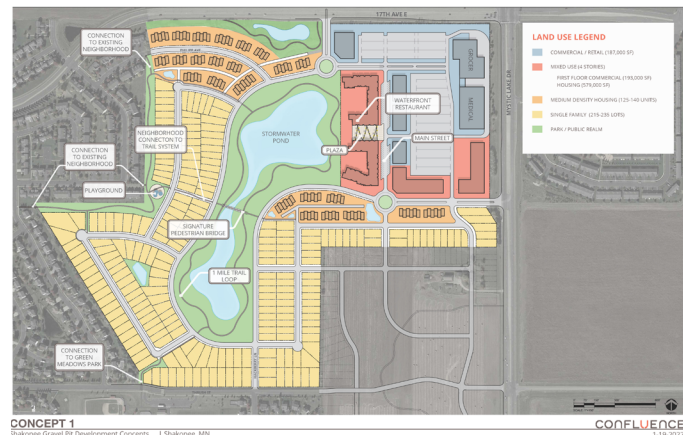
The City of Shakopee is interested in using tax increment financing to redevelop approximately 150 acres of land associated with and adjacent to Shakopee Gravel. The current concept plan envisions a walkable neighborhood complete with a manmade lake, one-mile walking trail, large public park and a wide variety of housing and retail options. However, without special legislation making it possible for the city to use tax increment financing to redevelop the gravel pit site, redevelopment will not be a financially viable option.

PROPOSED IMPROVEMENTS

- 215–235 single family homes
- 125–140 townhomes
- 187,000 square feet of commercial space
- 193,000 square feet of first floor commercial space
- 579,000 square feet of multifamily housing
- Creation of a lake and one-mile trail

COMMUNITY BENEFITS

- Utilizing 150 acres to grow the city's tax base and housing stock is a smarter, more fiscally sound long-term investment than allowing the site to remain undeveloped
- The gravel pit site is located at a prime real estate intersection in Shakopee, and redevelopment would advance the city's comprehensive plan, as well as provide much-needed housing options for our growing community
- Redevelopment of this area will allow for the connection of trails to existing neighborhoods, with the added amenity draw of the newly formed lake and walking trails
- Potentially contaminated soil would be mitigated during redevelopment, which benefits the environmental safety of the entire community



ADDITIONAL CONSIDERATIONS

- The current Scott County market value for this site is \$3.89 million, with cost estimates for proper site preparation approximately \$8–12 million
- Estimated future market value if the site is redeveloped is approximately \$225–275 million
- Special legislation for gravel reclamation has been used to benefit several Minnesota communities in recent years, including Burnsville, Edina, Apple Valley, Maple Grove and Savage