

Tax Increment Financing Proposals
2024 Legislative Session

S.F.	City	District Type	Legislative Request	History	Notes
SF 3482 Westlin	Plymouth	Redevelopment	<p>Plymouth seeks authorization to establish one or more redevelopment districts in a defined area (until December 31, 2030) subject to the following special rules:</p> <ol style="list-style-type: none">Exempts the district from the “blight test” requirement for establishing redevelopment districts;Exempts the district from the requirement that 90% of increment be used to finance blight correction;Extends the 5-year rule to 10 years;Allows increment to be expended anywhere within the city and those expenditures are deemed in-district; andExempts the district from the 6-year rule. <p>Effective upon city approval.</p>	n/a	The ‘blight test’ requires that 70% of the area of the district be occupied by buildings, streets, utilities, or other similar structures, and more than 50% of the buildings must be structurally substandard to a degree requiring substantial renovation or clearance.

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SF 3513 A-1 Limmer	Maple Grove		<p>Maple Grove seeks the following modifications to special law originally enacted in 2014, and amended in 2017:</p> <ol style="list-style-type: none">1. Expands the project area to include rights-of-ways and highway interchanges that ‘serve’ rather than ‘abut’ project area;2. Extends the five-year rule by an additional five years to 13 years;3. Allows increment to be spent beyond the project area but anywhere within city;4. Extends, from 20 years to 25 years, the duration of a soil deficiency district;5. Allows increment from a soils deficiency district to be used to pay for land acquisition costs within the city boundaries; ans6. Allows increment from a soil deficiency district to be used on improvements to the Highway 169 and County Road 130 interchange. <p>Effective upon city approval except that the request to extend the duration of the districts is effective upon city, county, and school district approval.</p>	<p>2014 – the legislature authorized Maple Grove to establish various TIF districts within a gravel pit area subject to special rules.</p> <p>2017 – the legislature allowed the city to designate only part of the defined area, and allowed the city to use increment from soil deficiency districts for land acquisition and infrastructure costs outside the district if it was for development that did not include retail or housing development.</p>	

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SF 4371 A-2 Bahr	Ramsey	Redevelopment	Ramsey requests authorization to extend the date by which interfund loan resolutions must be adopted. Under the proposal, the city must adopt interfund loan resolutions by December 31, 2024. Effective upon city approval.	<p>2010 – legislature authorized establishment of the district & provided exemption from the blight test, extended the 5-year rule by five years; and prohibited pooling.</p> <p>2011 – legislature exempted district from requirement that 90% of increment correct blight and allowed city to capture increment from certain parcels.</p> <p>2020 –city failed to alert Anoka County of development on four parcels, so parcels were removed by pursuant to 4-year “knockdown rule.” The city sued, and a February 2020 court order restored the parcels.</p> <p>2021 – legislature extended the 5 and 6-year rules by an additional two years.</p> <p>2023 – legislature extended 5 and 6-year rules by an additional three years.</p>	Under current law, not later than 60 days after money is transferred, advanced, or spent, whichever is earliest, the loan or advance must be authorized by resolution of the governing body or of the authority, whichever has jurisdiction over the fund from which the advance or loan is authorized.

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SF 4586 Pha	Brooklyn Center	Redevelopment	<p>Brooklyn Center requests authority to establish one or more redevelopment districts (until December 31, 2030) in a defined area subject to the following special rules:</p> <ol style="list-style-type: none">1. Exempts the district from the “blight test” requirement for establishing redevelopment districts;2. Exempts the district from the requirement that 90% of increment be used to finance blight correction; and3. Allows increment to be spent on activities within the project area and such expenditures are deemed in-district expenditures. <p>Effective upon local approval.</p>	n/a	

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SF 4919 Putnam	St. Cloud	Redevelopment	<p>St. Cloud requests authority to establish one or more redevelopment districts in a defined area subject to the following special rules:</p> <ol style="list-style-type: none">Exempts the district from the “blight test” requirement for establishing redevelopment districts;Exempts the district from the requirement that 90% of increment be used to finance blight correction; andAllows increment to be expended on reconstruction, expansion, or new construction of adjacent public infrastructure, including public parking, streets, and utilities necessary to serve the development. All such expenditures are deemed in-district. <p>Effective upon city approval.</p>	n/a	

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SF 5001 Mann	Edina	Redevelopment	<p>Edina requests special rules pertaining to the following two TIF districts:</p> <ol style="list-style-type: none">1. TIF District 72nd & France 2:<ul style="list-style-type: none">• Extends the 5 and 6-year rules by an additional five years; and• Extends the duration of the district by five years.2. TIF District 70th & France:<ul style="list-style-type: none">• Extends the 5 and 6-year rules by an additional five years; and• Extends the duration of the district by ten years. <p>Effective upon city approval except that the request to extend the duration of the districts is effective upon city, county, and school district approval.</p>	n/a	

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SF 5061 Cwodzinski	Minnetonka	Renewal & Renovation Opus Business Park	<p>Minnetonka seeks the following special rules relating to a renewal and renovation district established in 2021:</p> <ol style="list-style-type: none">1. Exempts the district from the requirement that 90% of increment be used to finance blight correction;2. Authorizes a list of eligible expenditures of increment including any expenditure detailed in the city’s Alternative Urban Area Review Open Study from December 2020, and infrastructure and roadway improvements, environmental remediation, land acquisition, site improvement costs, rights-of-way acquisition, surface and structured parking, and related administrative costs.3. Extends the 5-year rule by an additional five years; and4. Exempts the district from the 6-year rule. <p>Effective upon city approval.</p>		Renewal and renovation districts are 15-year districts. Similar to redevelopment districts, renewal and renovation require a ‘blight test’ but at a lower level.

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SF 5109 Cwodzinski	Eden Prairie	Redevelopment	<p>Eden Prairie requests authority to establish one or more redevelopment districts (until December 31, 2031) in a defined area subject to the following special rules:</p> <ol style="list-style-type: none">1. Exempts the district from the “blight test” requirement for establishing redevelopment districts; and2. Exempts the district from the requirement that 90% of increment be used to finance blight correction; and <p>Effective upon city approval.</p>		
SF 5155 Oumou Verbeten	St. Paul	Redevelopment Ford Site	<p>St. Paul seeks authority to extend the 5 and 6-year rules by an additional five years.</p> <p>Effective upon city approval.</p>	<p>2017 - legislature authorized St. Paul to waive collection of increment for up to four years (but not beyond 2023) to delay the start of the 25-year district.</p>	
SF 5238 Kupec	Moorhead	Redevelopment TIF District No. 31	<p>Moorhead requests authority to extend the 5 and 6-year rules by an additional five years.</p> <p>Effective upon city approval.</p>		