

BROOKLYN CENTER OPPORTUNITY SITE SPECIAL LEGISLATIVE REQUEST

The Need

The City has made significant investments in acquiring and demolishing properties within the approximately 80-acre Opportunity Site to support redevelopment goals outlined in the Master Plan. This site includes the land between Summit Drive, Highway 100, Base Lake Road, and Shingle Creek Parkway.

Discussions with developers indicate that, given current interest rates and costs, planned projects will face a financial gap. Tax increment financing (TIF) is the primary tool the City can use to address this gap.

To move forward, the City needs the ability to establish redevelopment TIF districts within the Opportunity Site to facilitate project development. However, because many buildings have already been demolished, much of the area will no longer qualify as a redevelopment TIF district under existing statutes, limiting the City's TIF options..

- The City established TIF District #7 for a small portion of the Opportunity Site in 2016
 - Development within TIF District #7 has not progressed, as it is currently financially infeasible
 - The remaining years of available tax increment are insufficient to make the project financially feasible, leading Alatus, the selected developer, to delay the approximately 16-acre Phase I project until a clearer path to financial feasibility emerges.
 - The City would need to start over with a new TIF district on this site. However, without special legislation, the area would no longer qualify as a TIF district, as the blighted buildings were removed to clean up the site after the original district was created.
 - The full construction costs of Phase 1 is estimated at \$280 million.



Opportunity Site – Today



The Legislative Request

The City proposes special legislation that will allow for the creation of two or more redevelopment TIF districts within the Opportunity Site, even if those areas cannot qualify based on existing statutory requirements

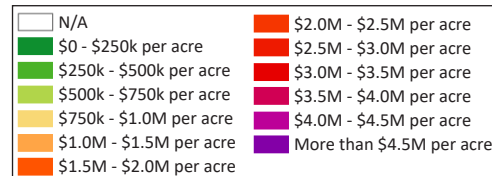
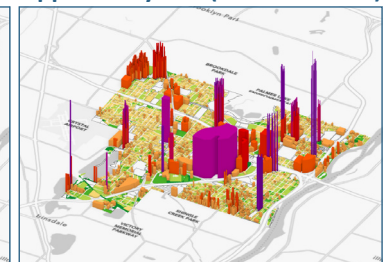
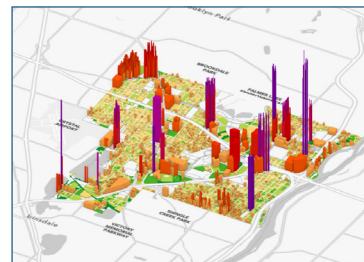
- Many cities have similar special laws based on similar circumstances

Phase 1 Concept Plan



Existing Property Values
per Acre for Tax Year 2022

Projected Property Values per
Acre after Full Development of
Opportunity Site (2022 estimate)



The future market value of the entire 80-acre Opportunity Site will be approximately \$340 million — the City expects over \$3 million in new tax revenue.



Opportunity Site – Vision (draft)