



Tax Increment Financing (TIF) 2023 Annual Legislative Report

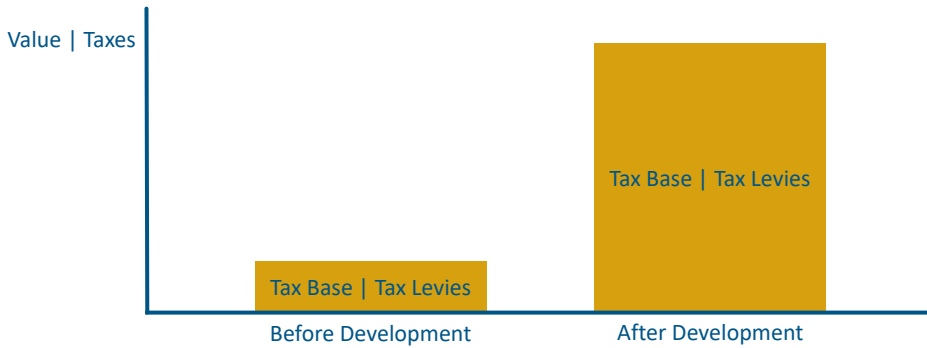
Julie Blaha, State Auditor
Jason Nord, TIF Division Director

Senate Tax Committee
February 6, 2025

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BACKGROUND




Value | Taxes

Tax Base | Tax Levies

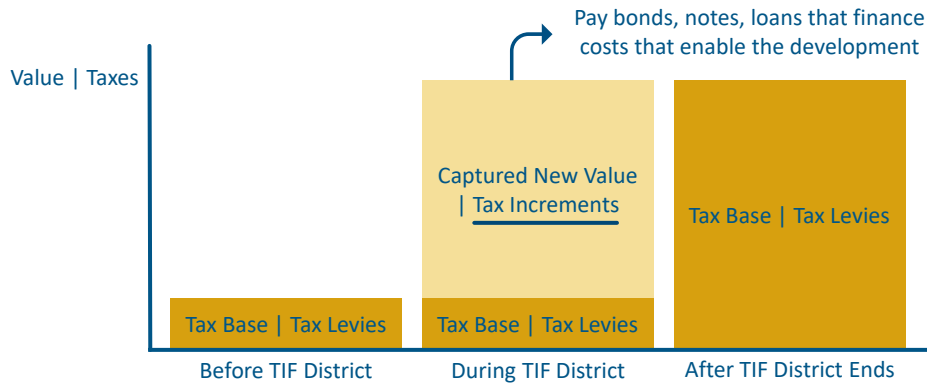
Before Development

After Development

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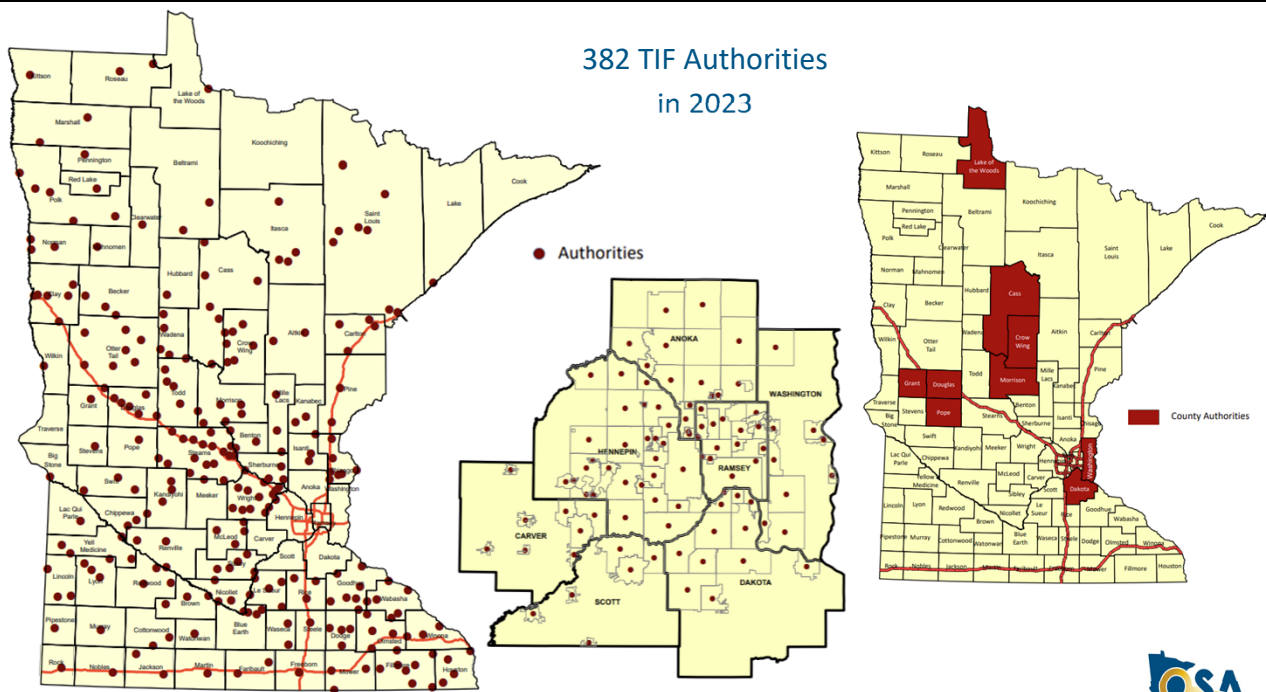


BACKGROUND



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382 TIF Authorities in 2023



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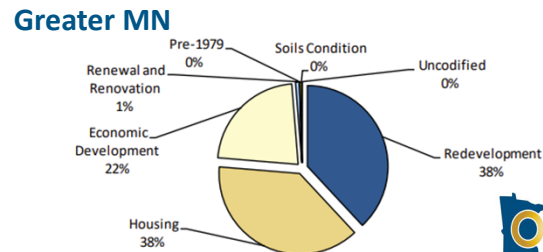
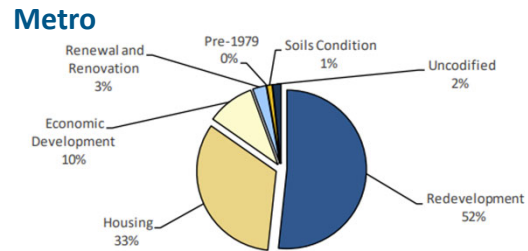
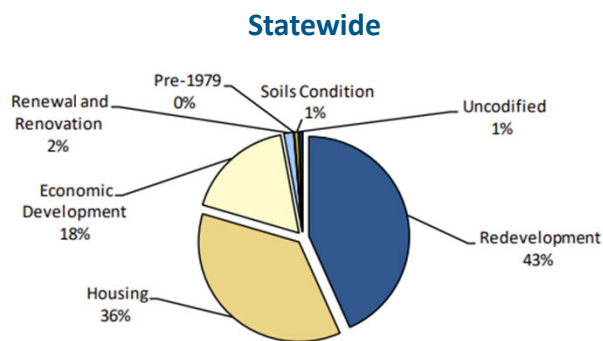
TYPES OF DISTRICTS, 2023 COUNTS

District Type (Max Duration)	Statewide	Greater MN	Metro
Redevelopment (26 years)	727	392	335
Housing (26 years)	608	394	214
Economic Development (9 years)	294	231	63
Renewal & Renovation (16 years)	26	8	18
Soils Condition (21 years)	11	4	7
Pre-1979	1	1	0
Uncodified	11	0	11
TOTALS	1,678	1,030	648
Hazardous Substance Subdistricts	20	2	18

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TYPES OF DISTRICTS, 2023 COUNTS



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TYPES OF DISTRICTS, 2023 REVENUES

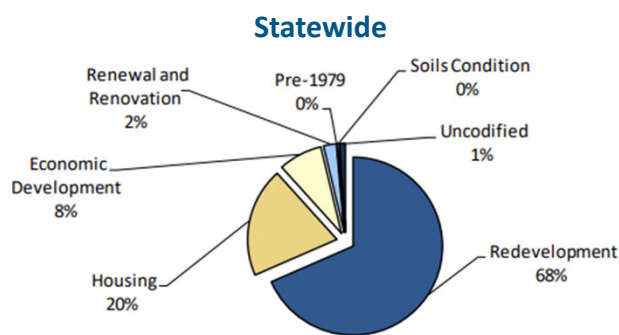
District Type (Max Duration)	Statewide	Greater MN	Metro
Redevelopment (26 years)	\$163.2 M	\$25.4 M	\$137.8 M
Housing (26 years)	\$47.4 M	\$16.1 M	\$31.3 M
Economic Development (9 years)	\$18.9 M	\$11.0 M	\$7.9 M
Renewal & Renovation (16 years)	\$5.5 M	\$0.5 M	\$5.1 M
Soils Condition (21 years)	\$0.9 M	\$0.2 M	\$0.8 M
Pre-1979	\$0	\$0	\$0
Uncodified	\$2.4 M	\$0	\$2.4 M
TOTALS	\$238.4 M	\$53.1 M	\$185.2 M

78%

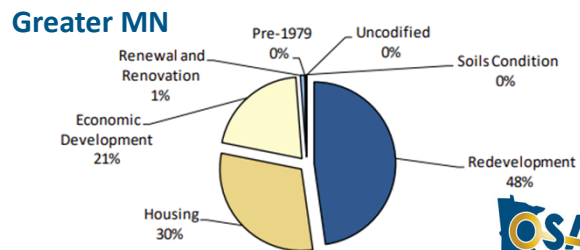
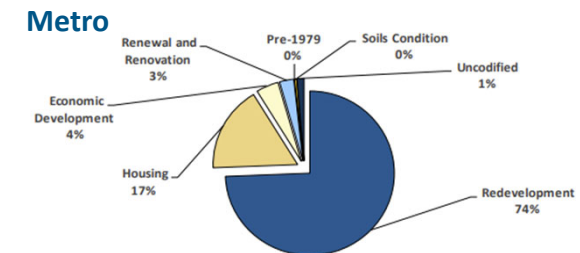


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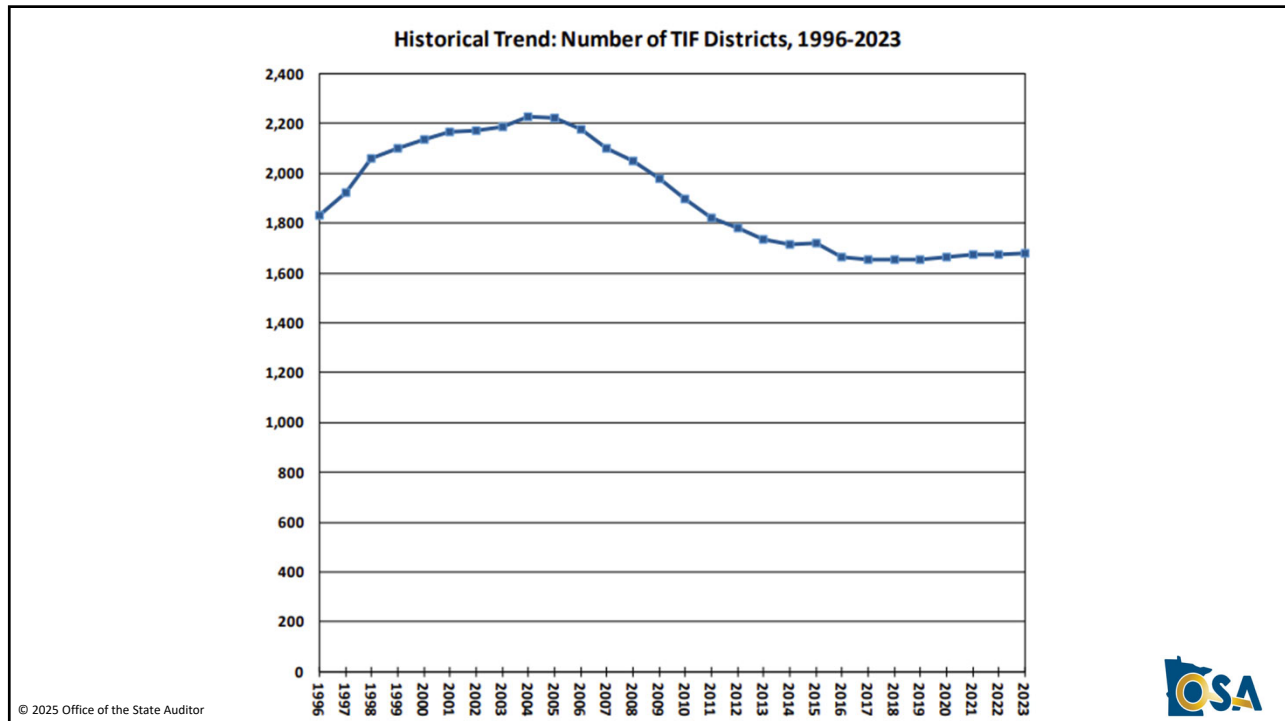
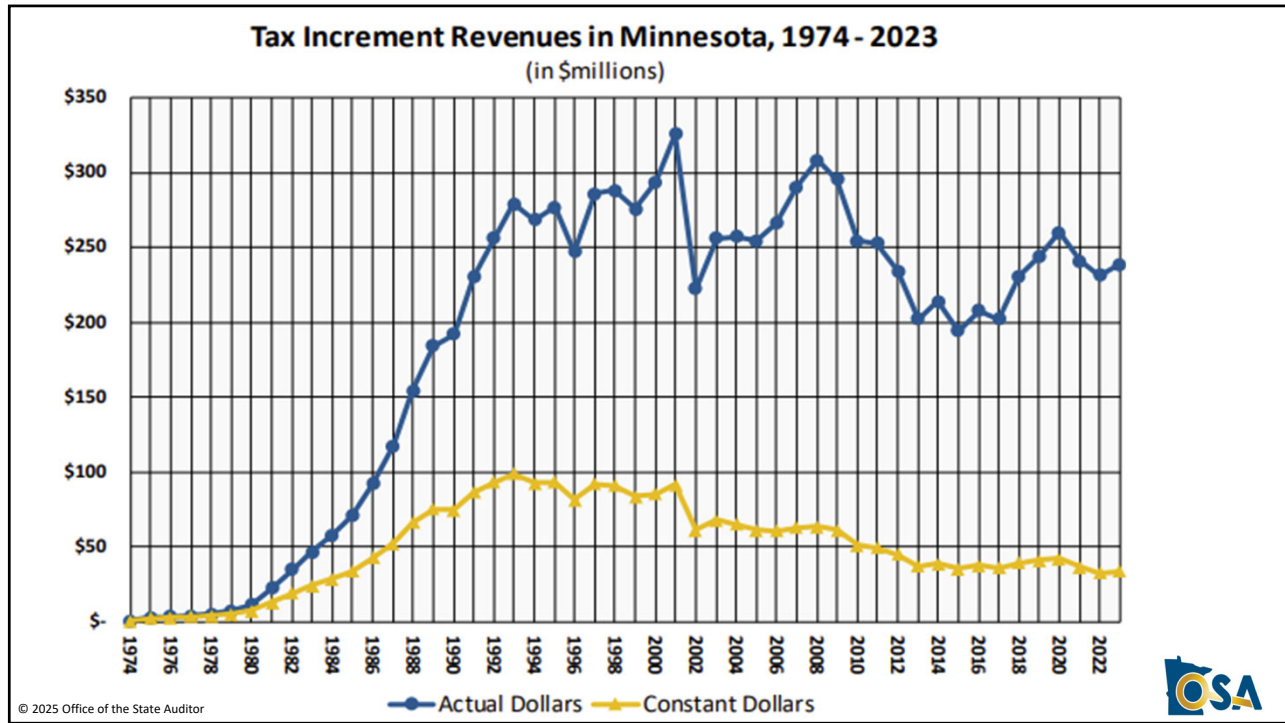
TYPES OF DISTRICTS, 2023 REVENUES

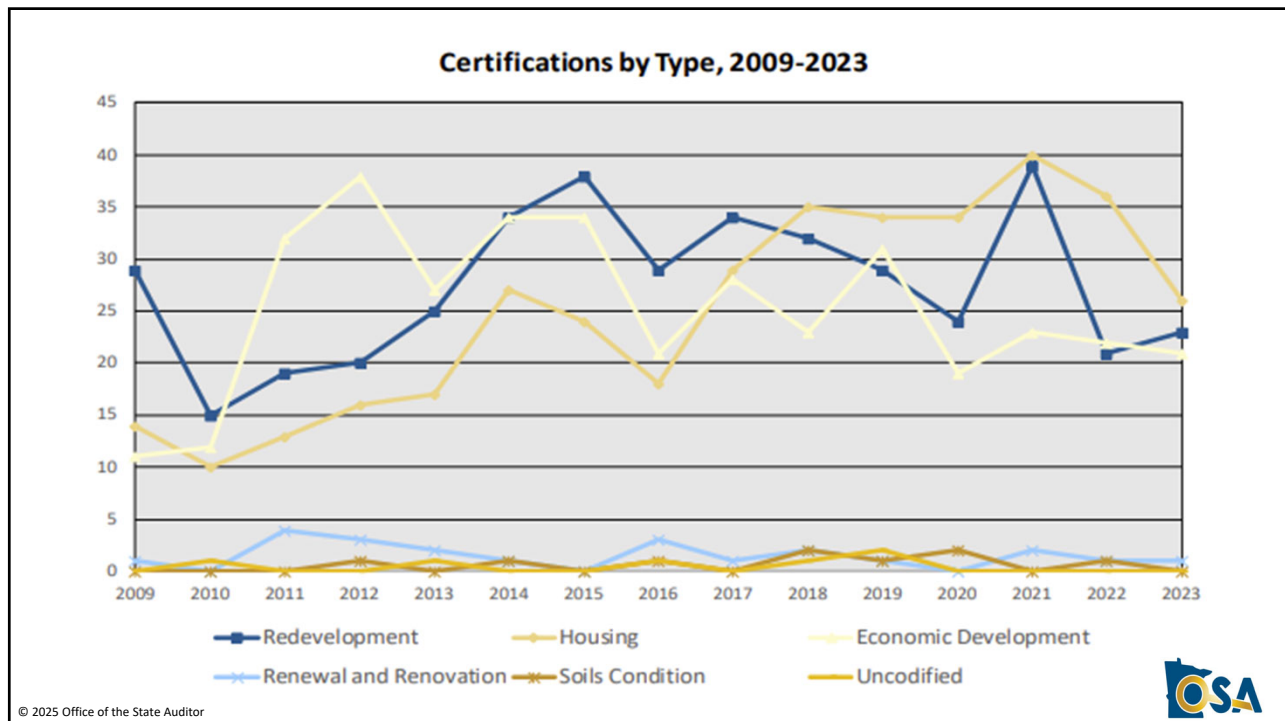
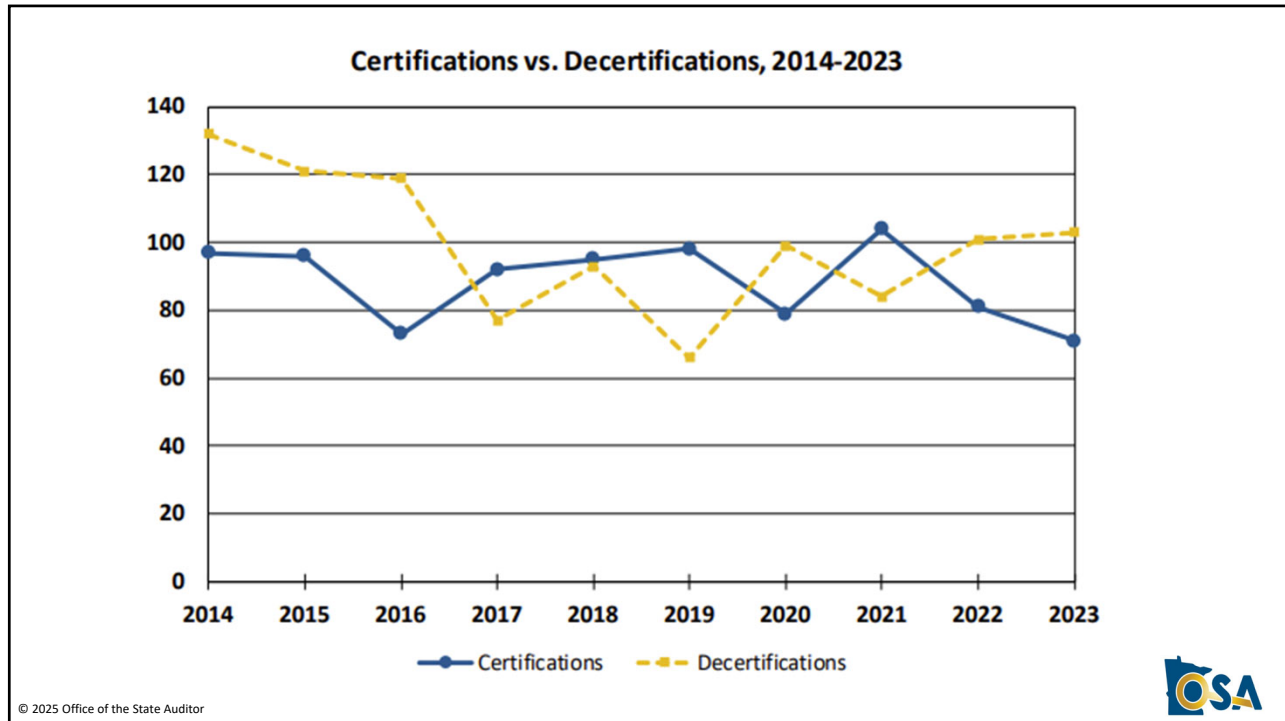


\$7.4 million returned in 2023



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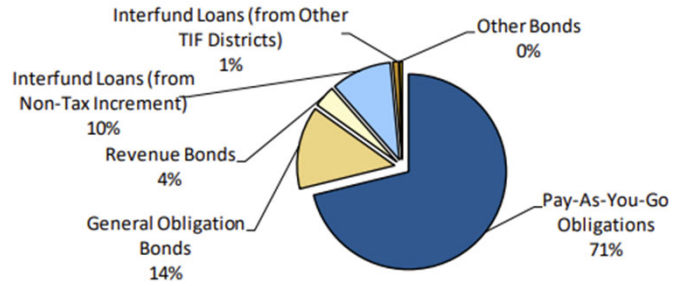




TIF DEBT 2023

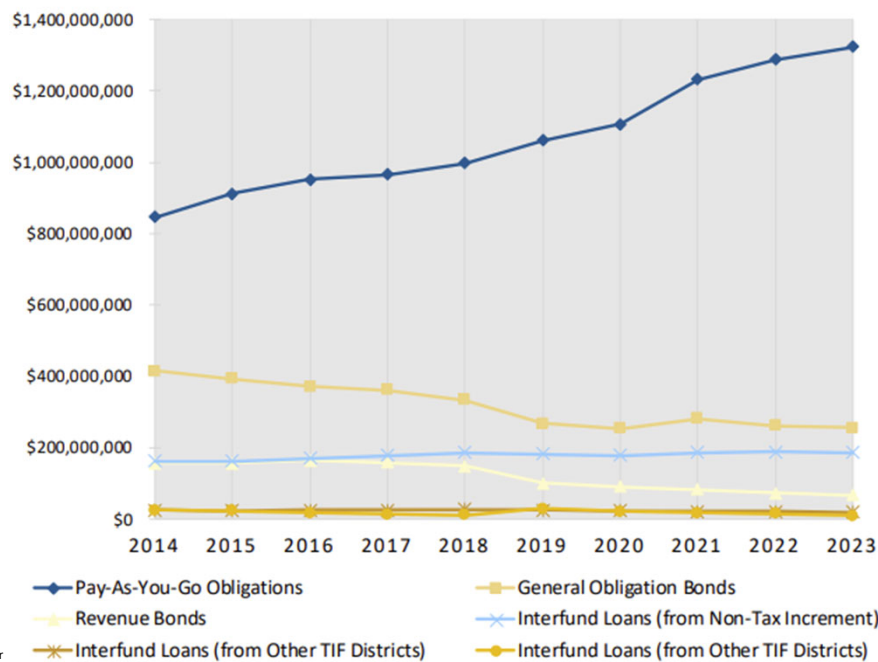
- **Pay-As-You-Go (PAYG)**
reimburse developer/owner/note-holder who bears the risk
- **General Obligation (GO) Bonds**
municipality pledges taxing powers / bears the risk
- **Revenue Bonds**
revenues are pledged / bondholders bear the risk
- **Interfund Loans**
authority borrows internally from other districts/funds

Reported Debt by Type, 2023
\$1,858,506,824



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Debt by Type 2014-2023



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EARLY DECERTIFICATION

Decertifications 2019-2023

District Type (Max Duration)	Decertified Districts	Lasted Full Duration	Decertified Early	
			%	Avg. Yrs.
Redevelopment (26 years)	165	24%	76%	10
Housing (26 years)	124	25%	75%	10
Economic Development (9 years)	152	60%	40%	3
Renewal & Renovation (16 years)	8	63%	38%	0
Soils Condition (21 years)	2	0%	100%	3

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EARLY DECERTIFICATION

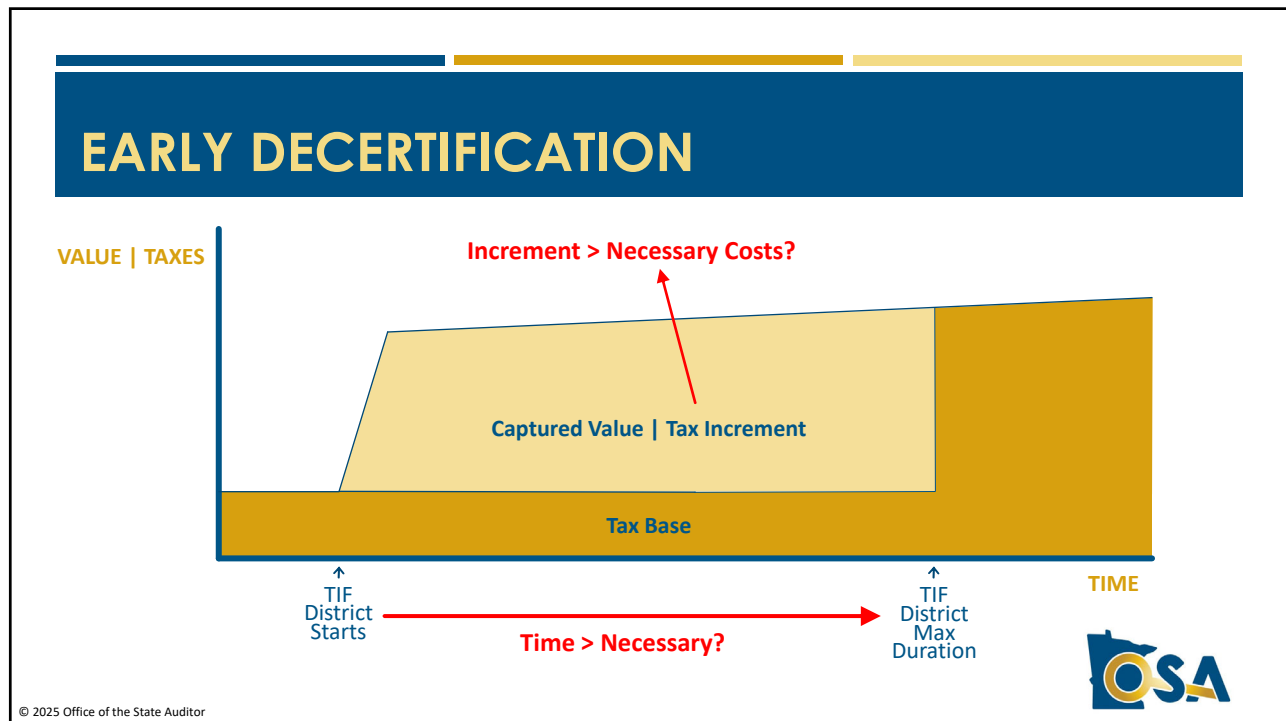
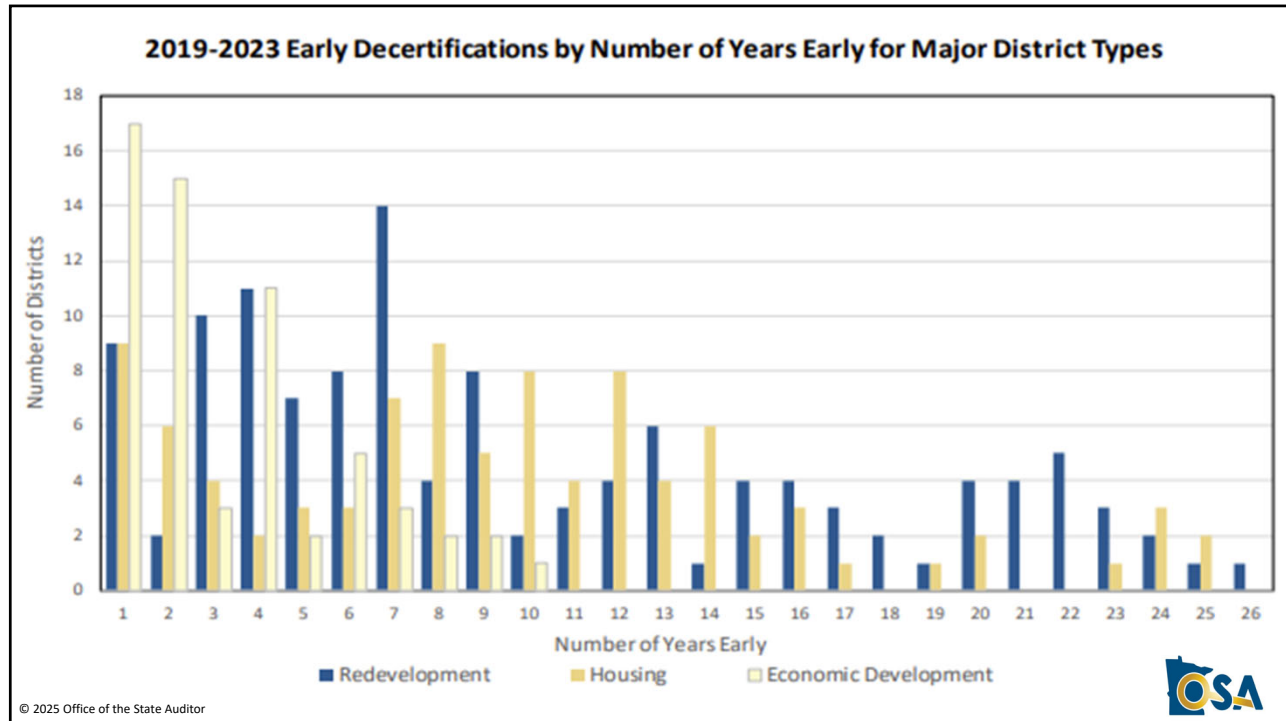
Published Five-Year Early Decertification Rates

District Type	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Redevelopment	54%	48%	51%	54%	60%	63%	70%	78%	79%	76%
Housing	76%	79%	81%	81%	81%	79%	78%	78%	77%	75%
Economic Development	22%	23%	23%	25%	23%	30%	37%	38%	39%	40%
Renewal and Renovation	43%	47%	46%	40%	33%	20%	0%	0%	25%	38%
Soils Condition	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

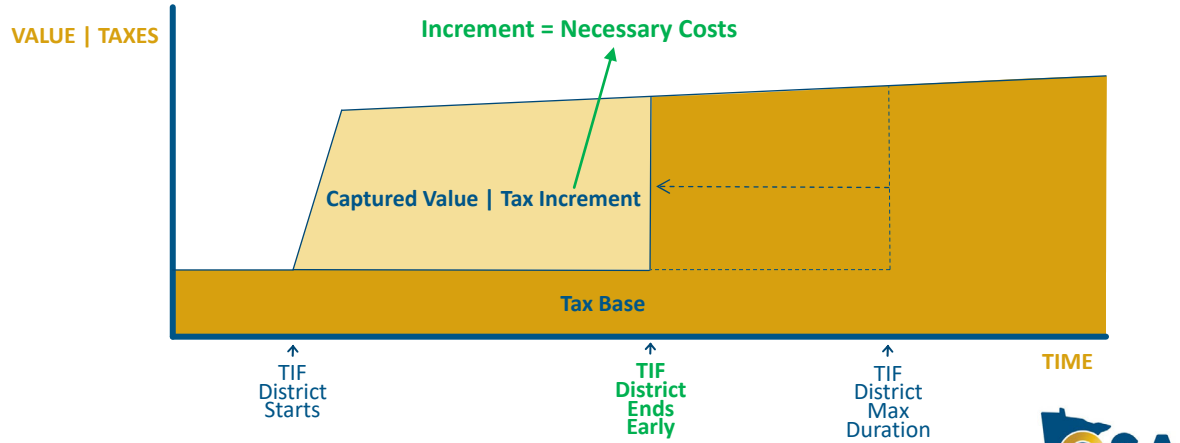
Year identified is the report year and fifth year of each five-year period.

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EARLY DECERTIFICATION



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