



Tax Increment Finance Changes

The City of Maplewood is looking to modify one of its existing Redevelopment TIF Districts “3M renovation and Retention Project Area” in South Maplewood to use the excess increment in that district to spend in an existing development area in North Maplewood to help spur economic development in the Maplewood Mall area.

Flexibility

- The Maplewood Mall continues to pose a challenging redevelopment site because of its size (100 acres) and fractured ownership structure.
- Maplewood has successfully developed affordable housing projects, including at the deeply affordable 30% AMI
- 80% of all properties meet the Metropolitan Council’s definition of affordability



Economic Development Opportunities



- Amend the 2013 law, Chapter 143, Article 9, Section 21, to apply specific TIF rules to redevelopment districts in Maplewood, particularly the “3M Renovation and Retention Project Area.”
- Extend the five-year expenditure rule to ten years and stipulate that no tax increment can be taken from parcels with no development activity within a year of certification in the area bounded by State Highway 61 to the West, Interstate Highway 694 to the North, McKnight Road to the East, and a line extending from Frost Avenue through to McKnight Road to the South.
- The 90 percent rule under Minnesota Statutes, section 469.176, subdivision 4j, does not apply to the parcel.