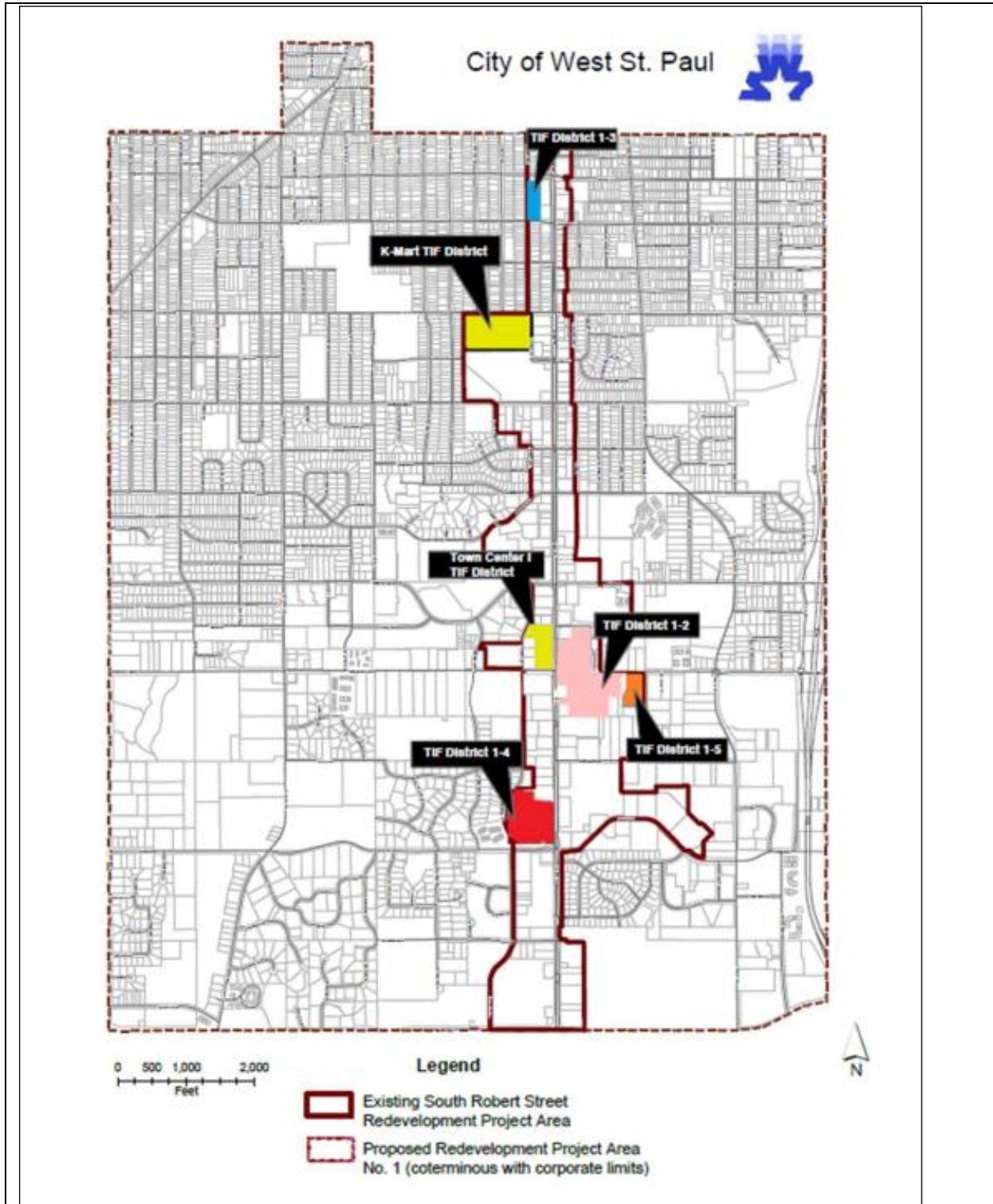


Subject: TIF Development District Boundary Expansion

Meeting Date: Monday, May 23rd, 2022	
Submitted/Presented by/Department: Ben Boike - Community Development	
Action Type	
<input type="checkbox"/> Consent Item	<input type="checkbox"/> Discussion/Direction
<input checked="" type="checkbox"/> Public Hearing	<input type="checkbox"/> Informational Only
<input checked="" type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Other: Closed Session
Action	
City Staff requests that the City Council hold a public hearing, review, and approve the attached resolution to modify the TIF Development District to be coterminous with the corporate boundary of the City of West St. Paul.	
Background	
<p>One of the primary tools the City can utilize for providing financial assistance for redevelopment is Tax Increment Financing (TIF). TIF provides the ability to capture and use most of the increased local property tax revenue from a new development with a defined geographic area for a defined period of time. Pursuant to Minnesota Statutes 469.126, cities are allowed to create development districts with the boundaries of their city. These development districts provide the authority for cities to create TIF Districts.</p> <p>On February 11, 2002, the City of West St. Paul established the South Robert Street Redevelopment Project Area. As depicted on the map below, the project area only covers a small portion of the City, specifically parcels in and around the Robert Street corridor (solid burgundy line). The colored parcels show the existing six TIF Districts within the established redevelopment project area.</p>	

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In order to provide additional flexibility in providing opportunity to establish TIF Districts in other areas of the community, the City’s financial advisor, Ehlers, is recommending that the City expand the boundary of the redevelopment project area to be coterminous with the corporate boundaries of the City. This proposed expansion of the redevelopment project area will also allow the City to utilize TIF Administration Fees (City retains a percentage of all TIF dollars) to purchase property anywhere within the community as opposed to within the existing project area.

Attachments

Resolution
Amended TIF Redevelopment Plan

Previous Relevant Actions

The Planning Commission at their May 17, 2022 meeting recommended approval with a 6-0 vote that expanding the boundary was consistent with development plans of the City, which are guided by the City's Comprehensive Plan

Alternatives

N/A

Financial

Budgeted: <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Financial Impact
Fund: N/A	N/A
Department: N/A	
Account: N/A	
Amount: N/A	