



## Legislation Details (With Text)

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**Title:** Resolution approving (i) the adoption of a First Amendment to the Tax Increment Financing Plan for the Pioneer Endicott Redevelopment Tax Increment Financing District and (ii) an HRA budget amendment, District 17, Ward 2

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**Attachments:** 1. Board Report, 2. Financial Analysis, 3. First Amendment to Pioneer Endicott TIF Plan, 4. Map

Date	Ver.	Action By	Action	Result
4/13/2022	1	Housing & Redevelopment Authority	Adopted	Pass

Resolution approving (i) the adoption of a First Amendment to the Tax Increment Financing Plan for the Pioneer Endicott Redevelopment Tax Increment Financing District and (ii) an HRA budget amendment, District 17, Ward 2

WHEREAS, the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota (the "HRA") has heretofore established the Saint Paul Neighborhood Redevelopment Project Area (the "Project Area") and has adopted a redevelopment plan therefor (the "Redevelopment Plan") pursuant to Minnesota Statutes, Sections 469.001 to 469.047, as amended (the "HRA Act"); and

WHEREAS, the Redevelopment Plan contains an identification of need and statement of objectives and program of the HRA for carrying out a redevelopment project, including property to be acquired, public improvements to be provided, development and redevelopment to occur, and sources of revenue to pay redevelopment costs within the Project Area; and

WHEREAS, it has also been proposed that the HRA amend the Tax Increment Financing Plan (the "TIF Plan") for the Pioneer Endicott Redevelopment Tax Increment Financing District (the "TIF District"), which is located in the Project Area, to amend and increase the budget for the TIF District pursuant to and in accordance with the HRA Act and Minnesota Statutes, Sections 469.174 through 469.1794, inclusive, as amended (the "TIF Act"); and

WHEREAS, the HRA has investigated the facts and has caused to be prepared a First Amendment to the Tax Increment Financing Plan (the "1st Amendment to TIF Plan"); and

WHEREAS, the HRA or the Council has performed all actions required by law to be performed prior to the 1st Amendment to TIF Plan, including, but not limited to, notification of the Ramsey County Commissioner representing the area of the County in which the TIF District is located, and delivering a copy of the 1st Amendment to TIF Plan to Ramsey County and Independent School District Number 625, which have taxing jurisdiction over the property included in the TIF District; and

WHEREAS, the City Council of the City of Saint Paul, Minnesota (the "City") will hold a public hearing on this same date, on the adoption of the 1st Amendment to TIF Plan, and will consider a resolution to approve the

1st Amendment to TIF Plan; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners (the "Board") of the HRA as follows:

Section 1. Findings for the Adoption of 1<sup>st</sup> Amendment to TIF Plan.

1.01 The Board hereby finds that the 1st Amendment to TIF Plan is intended and, in the judgment of the Board, its effect will be, to carry out the objectives of the Redevelopment Plan and to create an impetus for development and redevelopment activities in the Project Area, including, but not limited to, developing or redeveloping sites, lands or areas within the Project Area, providing necessary public in improvements in the Project Area, and otherwise promoting certain public purposes and accomplishing certain objectives as specified in the Redevelopment Plan and the TIF Plan, as amended. In particular and without limitation, the Board finds that the use of tax increments from the TIF District for public infrastructure within the Snelling Midway Redevelopment TIF District is necessary for private development to occur therein and meets the requirements of section 469.176, subd. 4j of the TIF Act because on August 25, 2021 the City Council adopted a resolution finding that the Snelling Midway Redevelopment TIF District qualifies as a redevelopment tax increment financing district under Minnesota Statutes, Section 469.174, Subdivision 10.

1.02 The Board hereby ratifies and confirms the findings made in connection with the establishment of the TIF District, including without limitation that the TIF District qualifies as a redevelopment district that meets the criteria of section 469.174, subdivision 10.

1.03 The Board hereby makes the following additional findings, the specific facts that form the basis for which are in the TIF Plan, and the resolutions previously adopted with respect to the TIF District and are hereby incorporated by reference into and made a part of this resolution as supplemented herein:

(a) The Board further finds that the types of additional development(s) proposed to be assisted from tax increments of the TIF District, in the opinion of Council, would not occur solely through private investment within the reasonably foreseeable future and, therefore, the use of tax increment financing is deemed necessary. The specific basis for such finding being:

The Board finds that the Project Area is fully built and aging and constitutes an area that is blighted, underused, or inappropriately used, within the meaning of Minnesota Statutes, Section 469.002, subd. 11 and Section 469.028, subd. 4. The costs of rehabilitation, redevelopment and dense in-fill development to better utilize areas that are already built up are higher than for new development and are not expected to proceed without tax increment and other public assistance. There is also a need for new or updated infrastructure in order to make additional or higher density development possible.

(b) The Board further finds that the 1st Amendment to TIF Plan conforms to the general plan for the development or redevelopment of the City as a whole. The specific basis for such finding being:

The 1st Amendment to TIF Plan will generally compliment and serve to implement policies adopted in the City's comprehensive plan. The development and redevelopment contemplated by the 1<sup>st</sup> Amendment to TIF Plan is in accordance with the City's comprehensive plan. Any further construction assisted with tax increments from the TIF District will be in substantial accordance with the existing zoning or any permitted exception for the property.

(c) The Board further finds that the 1st Amendment to TIF Plan will afford maximum opportunity consistent with the sound needs of the City as a whole for the development and redevelopment of the Project Area by private enterprise. The specific basis for such finding being:

Future rehabilitation, redevelopment and dense in-fill development will increase the taxable market valuation of the City and will increase housing and employment opportunities. The Modification is

intended in part to incentivize such rehabilitation, redevelopment and dense in-fill development. The 1st Amendment to TIF Plan provides the budget necessary for and consistent with such development.

**Section 2.        Approval of the 1st Amendment to TIF Plan**

2.01        Contingent upon approval by the City Council of the City after the public hearing, The 1st Amendment to TIF Plan is hereby approved and adopted, and the 1st Amendment to TIF Plan shall be placed on file in the office of the Executive Director of the HRA.

2.02        The Board hereby ratifies and confirms all elections made in connection with the establishment of the TIF District, including without limitation elections regarding the amount of captured tax capacity to be retained and the applicable fiscal disparities computation.

2.03        The HRA's advisors and legal counsel are authorized and directed to proceed with the implementation of the 1st Amendment to TIF Plan and to negotiate, draft, and prepare all further plans, resolutions, documents and contracts necessary for this purpose.

2.04        The staff of the HRA is hereby directed to file a copy of the 1st Amendment to TIF Plan with the County Auditor of Ramsey County. The staff of the HRA is also directed to file a copy of the 1st Amendment to TIF Plan with the Commissioner of Revenue and the Office of the State Auditor

**Section 3.        Approval of an HRA Budget Amendment.** The Board hereby approves the HRA budget as set forth in the attached Financial Analysis.