



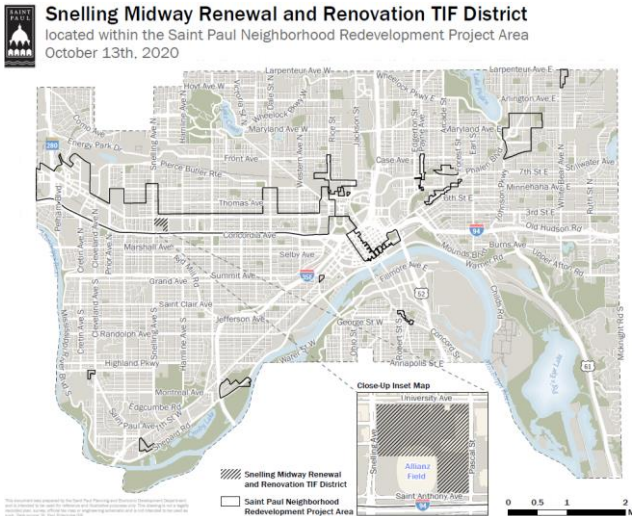
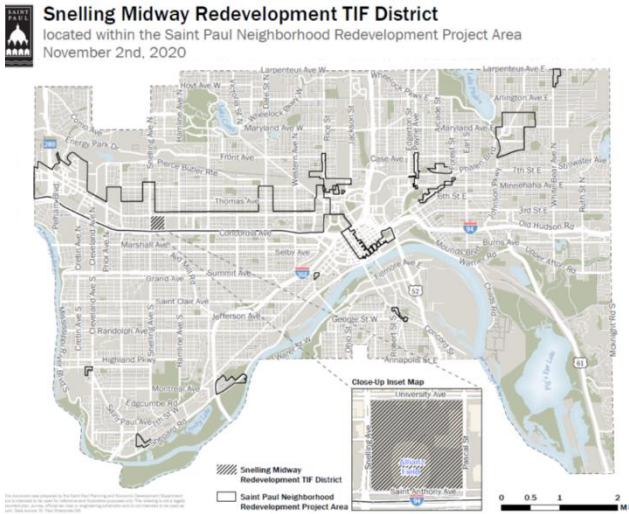
Staff Memorandum to City Council
Snelling Midway Redevelopment TIF District Public Hearing and Approval
August 25, 2021
RES PH 21-218

The requested City Council action advances the **establishment of the Snelling Midway Redevelopment Tax Increment Financing District and a financing plan for the TIF District.**

- This is a different type of TIF District than the **Renewal and Renovation TIF District** approved in November 2020 based on 2017 findings. (Link [here](#) to Legistar file)
- The **Renewal and Renovation TIF District** was established when the statutory deadline to certify was reached. That action preserved the financing tool while the option of a Redevelopment TIF District was being pursued.
- The **Redevelopment TIF District** is more desirable due to a longer life span of 26 years rather than 16, increased pooling potential for affordable housing (5% increase), as well as a slightly larger geographic area and corresponding budget.
- If and when the **Redevelopment TIF District** is certified, the Renewal and Renovation TIF District will be decertified.
- The **Snelling Midway Master Plan** for the site envisions a mixed-use, transit oriented urban village with high quality architecture, well-designed public spaces, diverse housing opportunities and a vibrant local economy.
- The action today is not a new effort, but follow-up action and a next step to work that began in June of 2020 by the HRA Board (Link [here](#) to Legistar file) toward the possible creation of a **Redevelopment TIF District** on this site. The June 2020 work included:
 - Findings of existing substandard buildings
 - The acknowledgement of the intention of the entity with site control to demolish some or all of the substandard buildings
 - Authorization to execute a Demolition Agreement with the Snelling-Midway Redevelopment LLC (“Developer”), which would allow, but not require, substandard buildings to be demolished but still “exist” for three years for the purpose of establishing the Redevelopment TIF District

- As with the Renewal and Renovation TIF District, the establishment of this **Redevelopment TIF District** preserves a tool for the possible use of public investment to support the City's values in development of the site, such as the inclusion of affordable housing.
- **It is important to note that this procedural step at City Council only approves the establishment of the TIF District and does NOT authorize any funding for any developer or project on the site. The HRA Board would also need to approve the establishment of the TIF District. In order to grant TIF assistance to a developer, a developer request would need to be thoroughly examined by the HRA, a Development Agreement would need to be negotiated and reached, and that Development Agreement would need to come to the HRA Board for public discussion and a vote to approve.**

The Map of the **Redevelopment TIF District** located within the existing Saint Paul Neighborhood Redevelopment Project Area is shown below (on the left), as well as a map of the Renewal and Renovation TIF District previously established (on the right).



Excluded from the Renewal and Renovation TIF District was the old Perkins (new Big Top) and the Bus Barn parcel