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State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-THIRD SESSION

H. F. No. 4494

03/04/2024 Authored by Wolgamott The bill was read for the first time and referred to the Committee on Taxes

1.1 A bill for an act
1.2 relating to taxation; providing special tax increment financing authority to the city
1.3 of St. Cloud.

1.4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.5 Section 1. CITY OF ST. CLOUD; TIF AUTHORITY.

1.6 Subdivision 1. Establishment. Under the special rules established in subdivision 2, the
1.7 economic development authority of the city of St. Cloud or the city of St. Cloud may establish
1.8 one or more redevelopment districts adjacent to the Division Street corridor or within the
1.9 Central Business District or Fringe Central District, limited to the following parcels identified
1.10 by tax identification numbers, together with the adjacent roads and rights-of-way:

1.11 (1) in Stearns County: 82517020000 (Lady Slipper Catalyst Site); 82515440001 (North
1.12 Riverfront Catalyst Site); 82515470000; 82515480000 (Empire Catalyst Site); 82518760015
1.13 (Swan Lot Catalyst Site); 82528850020 (Riverboat Lot Catalyst Site); and 82528850001
1.14 (Former Herbergers); and

1.15 (2) in Benton County: 170037810 (Transit Oriented Development Catalyst Site);
1.16 170058101 (Ace Block Catalyst Site); 170042000; 170041600; 170041100; 170041601;
1.17 170041200; 170041800; 170059600 (Star Bank Catalyst Site); 170059300 (Riverfront South
1.18 Catalyst Site); 170058300; 170059200; 170058600; 170058800; 170059100; and 170058900.

1.19 Subd. 2. Special rules. If the city or authority establishes a tax increment financing
1.20 district under this section, the following special rules apply:

1.21 (1) the districts are deemed to meet all the requirements of Minnesota Statutes, section
1.22 469.174, subdivision 10;

2.1 (2) expenditures incurred in connection with the development of the property described
2.2 in subdivision 1 are deemed to meet the requirements of Minnesota Statutes, section 469.176,
2.3 subdivision 4j; and

2.4 (3) increments generated from the districts may be expended for the reconstruction,
2.5 expansion, or new construction of adjacent public infrastructure, including but not limited
2.6 to public parking, streets, and utilities necessary to serve the development, and all
2.7 expenditures under this clause are deemed expended on activities within the district for
2.8 purposes of Minnesota Statutes, section 469.1763.

2.9 **EFFECTIVE DATE.** This section is effective the day after the city of St. Cloud and
2.10 its chief clerical officer comply with Minnesota Statutes, section 645.021, subdivisions 2
2.11 and 3.