

# HOUSE RESEARCH

## Bill Summary

**FILE NUMBER:** H.F. 609  
**Version:** As introduced

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**Subject:** Tax Increment Finance (TIF) – St. Paul

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This bill authorizes St Paul’s Housing and Redevelopment Authority (HRA) to establish one or more TIF districts on the site of the old Ford Motor Company plant in the Highland Park neighborhood of the city. These TIF districts would be subject to special law rules:

- **No blight test.** They would be deemed to be redevelopment districts without meeting the statutory “blight test” – the criteria that limit redevelopment districts to areas that have high percentages of substandard buildings, abandoned rail lines or yards, or tank farms.
- **Exempt from 5-year rule and pooling restrictions.** If increments are spent within the area of the old Ford Motor Company site and adjacent roads and rights-of-way, the percentage restrictions on how much money may be spent outside of the TIF district would not apply, as well as the 5-year time limit for completing spending. However, the city would still be able to spend the permitted pooling moneys elsewhere in the city (i.e., one-quarter of money, after deducting administration, could be spent outside of the designated area).

The authority to create districts under the section would expire on June 30, 2030, if the HRA establishes at least one district by June 30, 2020.