

# Request for City Council Committee Action From the Department of Community Planning & Economic Development

**Date:** August 18, 2009

**To:** Council Member Lisa Goodman, Chair, Community Development Committee **Referral to:** Council Member Paul Ostrow, Chair, Ways & Means/Budget Committee

**Subject**: Receive and File 2008 Annual Tax Increment Disclosure Report

Recommendation: Receive And File the 2008 Annual Tax Increment Disclosure Report.

**Previous Directives**: Not applicable.

Prepared by: Pamela McKenna, Development Finance Specialist (673-5038)

Approved by: Jeff C. Streder, Director, Development Finance

Presenter in Committee: Pamela McKenna

Financial Impact: No financial impact.

**Community Impact** (Summarize below)

Ward: City-wide

**Neighborhood Notification**: Not applicable; however, pursuant to State law, a summary of the Annual Disclosure will be published in the Legal Notice section of <u>Finance and</u> Commerce on or prior to August 15, 2009.

City Goals: Not applicable.

Comprehensive Plan: Not applicable.

Zoning Code: Not applicable.

Living Wage/Job Linkage: Not applicable.

#### **Background/Supporting Information:**

State statute requires municipalities and redevelopment authorities to annually report on their use of tax increment financing. In 1995, the Office of the State Auditor assumed broader responsibility for oversight in this area and developed a set of reporting forms in order to systematize reporting on a statewide basis.

This year three types of forms were completed: (1) a Tax Increment Financing ("TIF") District Report for each tax increment district; including an Excess Tax Increment Calculation Report for each tax increment district; (2) a TIF Non-District Fund Report for the Tax Increment Administration Fund (CAD), the Common Project Reserve Fund (CPZ), the Preliminary Planning Fund (CPP), Neighborhood Revitalization Program Fund (CNR) and the Common Project Uncertified Fund (CAZ); and (3) a Pooled Indebtedness Report for each bond issue or other debt supported by pooling tax increment revenue from more than one TIF district.

For the year ended December 31, 2008, the City completed and submitted 122 forms to the State Auditor. These forms were based on 105 reportable TIF districts, five reportable funds and 12 pooled debt issues. These forms were submitted using the online reporting system developed by the Office of the State Auditor.

In addition to the State Auditor, the City is required to submit copies of the Annual Tax Increment Disclosure Reports to the county auditor. A summary of the disclosure reports are required to be provided to the school board and the County, as well as published in a newspaper of general circulation within the City. The summary, a copy of which is attached to this report for your information, will be published <u>Finance and Commerce</u> on or prior to August 15, 2009.

A complete set of the 2008 Annual Tax Increment Disclosure Reports are on file electronically in the office of the Finance Department, Development Finance Division.

## Attachment

## City of Minneapolis

Annual Disclosure for Tax Increment Districts for the Year Ended December 31, 2008

TIF District Name	Current Net Tax Capacity	Original Net Tax Capacity	Captured Net Tax Capacity	Principal and Interest Payments Due in 2009	Tax Increment Received	Tax Increment Expended	First Tax Increment Receipt	Date of Required Decertification	Increased Property Tax Imposed on Other Properties as a Result of Fiscal Disparities Contribution*
900 6th Avenue SE**	100,050	45,300	54,750	66,805	65,900	80,530	2003		,
10th Ave N. & Washington Ave N.**	387,250	72,286	314,964	786,863	376,009	385,337	2001	12/31/2026	76,202
110 Grant** 13th & Hamon***	343,563 245,000	12,213 30,250	331,350 214,750	59,209,645 262,584	406,192 255,194	678,800 231,273	1985 2004	12/31/2010 12/31/2029	-
1900 Central Avenue***	55,113	2,040	53,073	61,182	63,726	57,409	2004	12/31/2029	2,672
20th & Central**	87,695	7,200	80,495	59,209,645	98,279	130,000	1988	12/31/2013	5,411
2700 East Lake Street**	82,840	11,320	71,520	94,315	85,364	81,081	2001	12/31/2026	17,307
2nd Street North Hotel/Apartment**	173,500	11,970	161,530	173,518	196,402	171,528	2001	12/31/2026	27,247
36th & Marshall Street NE**	-	-	-	-	8,242	-	1997	7/29/2006	-
50th & France**	183,750	21,070	162,680	173,946	196,715	174,458	2002	12/31/2017	39,315
Antiques Minnesota**	40,292	9,608	30,684	31,878	33,999	39,758	2005		7,425
Block 33*** Block E***	20,192	4,104	16,088	59,209,645	19,947 337	_	1988 1991	12/31/2013 12/31/2016	-
Bottineau**	172,066	36,198	135,868	143,993	163,643	144,558	2003	12/31/2010	_
Broadway 35W (HSS)	1,234,074	75,514	1,158,560	40,763,500	1,351,291	1,316,500	1979	8/1/2009	N/A
Camden Medical Facility**	35,250	4,050	31,200	59,209,645	37,454	-	1999	12/31/2024	7,521
Cedar-Riverside	3,161,737	151,261	3,010,476	40,763,500	3,565,823	3,453,800	1975		N/A
Central Avenue Lofts***	35,550	38,290	-	48,179	-	361	2008	12/31/2033	-
Central Avenue Supermarket***	-	-	-	59,209,645	15	705	1993	12/31/1995	-
Chicago-Lake Modifications 1&2**	147,250	4,658	142,592	59,209,645	171,088	168,000	1988	12/31/2014	34,503
City Center	3,332,500	407,979	2,924,521	40,763,500	2,550,865	2,279,000	1980	8/1/2009	N/A
Clare Apartments** Coloplast Redevelopment***	14,359	4,468	9,891	8,594	12,343	-	2007 2009	12/31/2032 12/31/2034	-
Conservatory**	3,590,452	375,650	3,214,802	66,717,945	3,847,770	3.790.450	1987	12/31/2034	776,254
Convention Hotel & Retail**	8,170,012	546,230	7,623,782	66,717,945	9,078,527	4,508,753	1987	12/31/2012	1,835,336
Creamette***	120,625	10,250	110,375	122,903	133,072	170,152	1999	12/31/2024	-
Deep Rock** (HSS)	· -	-	· -	59,209,645	182,143	185,000	1997	1/1/2007	-
East Bank I-335	2,636,421	142,400	2,494,021	40,763,500	2,974,984	2,660,600	1973	8/1/2009	N/A
East Phillips Commons Phase I**	23,546	3,029	20,517	25,010	25,823	23,373	2003		-
East River/Unocal***	187,276	6,633	180,643	131,055	227,840	410,813	2005		-
East Village** Elliot Park I & II	186,439 1,245,062	12,964 121,567	173,475	210,771 59,209,645	209,816 1,444,721	186,868	2001 1983	12/31/2026 12/31/2008	1,832
Former Federal Reserve**	719,250	14,250	1,123,495 705,000	757,316	848,221	1,452,001 691,232	2001	12/31/2006	170,523
Franklin Avenue**	-	-	-	59,209,645	1,169	25,000	1982	12/31/2020	-
Graφ**	249,900	159,170	90,730	98,437	107,427	97,885	2002	12/31/2027	21,954
Grain Belt Brew House**	135,620	6,870	128,750	142,868	155,457	138,776	2003	12/31/2028	31,154
Grain Belt Housing**	89,131	34,386	54,745	-	65,058	1,202	2005	12/31/2030	13,247
Grant	627,153	50,420	576,733	40,763,500	619,041	553,000	1973	8/1/2009	N/A
Grant Park***	1,224,444	23,406	1,201,038	778,370	1,491,127	1,302,040	2004	12/31/2029	
Hennepin & 7th Entertainment**	1,170,224	200,290	969,934	1,913,181	2,223,602	1,194,469	2001	12/31/2026	234,563
Hennepin-Lake Heritage Landing**	1,120,412 364,402	52,002 7,500	1,068,410 356,902	40,763,500 411,435	1,250,000 503,123	1,224,947 384,139	1981 2001	8/1/2009 12/31/2026	N/A 2,268
Hiawatha Commons**	70,500	1,005	69,495	97,641	83,225	75,003	2001	12/31/2026	4,859
Historic Milwaukee Depot Reuse**	675,450	63,250	612,200	902,984	734,911	732,178	2002		148,086
Hollman Housing Transition**	367,459		367,459	482,326	403,796	413,511	2005		-
Holmes	2,303,682	175,334	2,128,348	40,763,500	2,495,638	2,663,125	1975	8/1/2009	N/A
Housing for Chronic Alcoholics***	27,000	4,650	22,350	59,209,645	14,933	-	1995		-
Housing Replacement District I***	319,785	22,519	297,266	-	374,685	331,465	1998		-
Housing Replacement District II***	115,658	15,287	100,371	-	109,272	54,982	2005		-
Humboldt Greenway*** Humboldt Industrial Park***	346,485	64,901	281,584	295,735	309,149	327,531	2004		16 700
IDS Data Center**	103,250 3,447,595	33,842 413,810	69,408 3,033,785	146,050 59,209,645	81,897 3,647,542	73,471 5,218,125	2008 1989	12/31/2028 12/31/2014	16,730 732,639
Impact Mailing Expansion***	- 5,447,595	-13,010		59,209,645	13,422	14,425	1998		-
Industry Square	3,326,009	481,274	2,844,735	40,763,500	3,445,899	2,840,700	1981	8/1/2009	N/A
Ivy Tower**	171,250	19,520	151,730	274,055	67,165	276,881	2003		36,714
Lake Street Center**	1,945,703	-	1,945,703	2,910,407	5,130,385	4,705,966	2004	9/13/2032	352,040
LaSalle Plaza**	1,740,908	141,130	1,599,778	59,209,645	1,929,319	1,531,199	1988		,
Laurel Village**	900,678	102,667	798,011	1,781,551	2,918,037	2,854,621	1987		14,419
Loring Park	4,150,193	254,368	3,895,825	40,763,500	4,343,166	4,357,800	1975		N/A
Lowry Ridge*** Magnum Loft Apartments**	106,269 51,351	9,169 11,138	97,100 40,213	99,189 49,700	126,351 48,644	144,300 43,583	1998 2002		- 2,548
Many Rivers East**	53,677					54,102	2002		

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Many Rivers West** Marshall River Run*** MILES I** NBA Arena** Neiman Marcus** Nicollet Island East Bank Nicollet-Franklin** (HSS) Nicollet-La ke	42,987 72,750 149,692 945,100 1,883,250 1,913,237 208,850 774,826 63,250 225,025	3,623 14,590 38,222 128,219 179,250 55,285 33,690 101,741	39,364 58,160 111,470 816,881 1,704,000 1,857,952 175,160	41,328 71,222 59,209,645 6,039,105 59,722,187 40,763,500 203,639	47,225 68,371 133,192 4,976,755 1,687,077 2,136,213	42,678 92,765 210,000 4,066,459 1,807,682	2005 2007 1992 1988 1990	12/31/1930 12/31/2032 12/31/2017 12/31/2013 12/31/2015	2,028 - 24,605 197,570 411,877
MILES I** NBA Arena** Neiman Marcus** Nicollet Island East Bank Nicollet-Franklin** (HSS) Nicollet-La ke	149,692 945,100 1,883,250 1,913,237 208,850 774,826 63,250	38,222 128,219 179,250 55,285 33,690 101,741	111,470 816,881 1,704,000 1,857,952 175,160	59,209,645 6,039,105 59,722,187 40,763,500	133,192 4,976,755 1,687,077	210,000 4,066,459 1,807,682	1992 1988	12/31/2017 12/31/2013	197,570
NBA Arena** Neiman Marcus** Nicollet Island East Bank Nicollet-Franklin** (HSS) Nicollet-Lake	945,100 1,883,250 1,913,237 208,850 774,826 63,250	128,219 179,250 55,285 33,690 101,741	816,881 1,704,000 1,857,952 175,160	6,039,105 59,722,187 40,763,500	4,976,755 1,687,077	4,066,459 1,807,682	1988	12/31/2013	197,570
Neiman Marcus** Nicollet Island East Bank Nicollet-Franklin** (HSS) Nicollet-Lake	1,883,250 1,913,237 208,850 774,826 63,250	128,219 179,250 55,285 33,690 101,741	816,881 1,704,000 1,857,952 175,160	6,039,105 59,722,187 40,763,500	4,976,755 1,687,077	4,066,459 1,807,682		12/31/2013	197,570
Nicollet Island East Bank Nicollet-Franklin** (HSS) Nicollet-Lake	1,883,250 1,913,237 208,850 774,826 63,250	179,250 55,285 33,690 101,741	1,704,000 1,857,952 175,160	59,722,187 40,763,500	1,687,077	1,807,682		12/31/2015	
Nicollet Island East Bank Nicollet-Franklin** (HSS) Nicollet-Lake	1,913,237 208,850 774,826 63,250	55,285 33,690 101,741	1,857,952 175,160	40,763,500					411.8//
Nicollet-Franklin** (HSS) Nicollet-Lake	208,850 774,826 63,250	33,690 101,741	175,160			2,066,200	1984	8/1/2009	N/A
Nicollet-Lake	774,826 63,250	101,741		203.639	216,195	184,938	2001	12/31/2026	25,136
	63,250		673,085	40,763,500	529,271	517,900	1974	8/1/2009	N/A
Ninth & Hennepin**		13,600	49,650	68,655	78,707	164,530	1997	12/31/2022	12,015
Nokomis Homes***		8,570	216,455	59,209,645	263,383	355,105	1986	12/31/2011	. 2,0.0
North Loop	7,619,536	224,256	7,395,280	40,763,500	8,721,566	8,487,100	1980	8/1/2009	N/A
North Washington Industrial Park (HSS)	2,768,121	316,384	2.451.737	40,763,500	2,919,783	2,696,695	1975	8/1/2009	N/A
Parcel C**	496,310	40,867	455,443	454,055	513,019	432,600	2004	12/31/2029	88,760
Park Ave. East***	100,010	- 10,007	100,110	101,000	7,441	2,028	2009	12/31/2034	-
Phillips Park***	62,868	5,780	57,088	59,273,958	68,980	87,802	2001	12/31/2026	_
Portland Place***	94,399	12,997	81,402	70,890	104,422	59,754	2001	12/31/2026	_
Ripley Gardens***	19,765	4,000	15,765	60,624	16,977	14,578	2006	12/31/2031	_
Rosacker Nursery Site**	119,935	6,619	113,316	59,209,645	145,673	285,000	1999	12/31/2018	6,733
St. Anne's Housing**	24,254	9,941	14,313	26,910	16,894	9,226	2006	12/31/2031	194
St. Anthony Mills Apartments**	84,597	6,012	78,585	103,717	94,300	53,400	2007	12/31/2032	714
SEMI Phase I (University Indus. Park)**	484,250	46,290	437,960	199,028	582,853	973,230	1998	12/31/2023	105,952
SEMI Phase II (HSS)( (CSM - Kasota)**	191,640	8,390	183,250	114,174	250,198	114,740	1998	12/31/2023	44,340
SEMI Phase III (Hubbard)**	124,005	35,459	88,546	, -	111,820	500	2001	12/31/2026	20,970
SEMI Phase IV (Malcolm)**	´-	· -	´-	190,123	1,704	177,773	1998	12/31/2012	· -
SEMI Phase V (HSS)**	128,440	7,190	121,250	130,249	144,900	130,712	2000	12/31/2025	29,339
Seward South	1,996,293	150,821	1,845,472	40,763,500	2,143,540	2,119,800	1973	8/1/2009	N/A
Shingle Creek***	78,919	4,100	74,819	75,883	88,816	79,619	2004	12/31/2029	-
Spring & Central**	20,200	7,950	12,250	59,209,645	12,720	-	1998	12/31/2023	2,964
Stinson Technology Campus**	707,432	113,939	593,493	739,775	710,455	720,362	2002	12/31/2027	143,563
Stone Arch Apartments***	242,500	17,210	225,290	266,882	271,372	242,609	2004	12/31/2029	=
The Jourdain**	46,204	1,273	44,931	46,242	53,806	51,430	2006	12/31/2031	1,789
United Van/Bus**	52,496	5,608	46,888	59,209,645	57,324	87,000	1999	12/31/2024	11,346
University & E. Hennepin**	1,159,033	36,138	1,122,895	1,030,599	1,393,056	1,213,606	2001	12/31/2026	34,230
Urban Village**	367,956	32,738	335,218	191,675	227,841	132,053	2002	12/31/2027	5,442
Van Cleve East***	-	-	-	-	-	-	2009	12/31/2034	-
Van Cleve W est***	-	-	-	-	-	-	2009	12/31/2034	-
Van Cleve Redevelopment***	-	-	-	-	-	-	2009	12/31/2034	-
Village in Phillips***	54,438	3,343	51,095	47,333	61,171	57,126	2006	12/31/2031	-
Village in Phillips Phase II***	257	886	-	-	-	-	2009	12/31/2034	-
Washington Court Apartments*** Wellstone***	17,344	5,755	11,589	31,333	13,836	-	2008	12/31/2033	-
	5,008	4,862	146	-	3	-	2008	12/31/2033	-
West Broadway	847,931	131,775	716,156	40,763,500	804,924	772,952	1980	8/1/2009	N/A
West River Commons**	88,559	8,887	79,672	94,180	95,777	108,675	2004	12/31/2029	3,870
West Side Milling District** (HSS)	1,649,760	68,854	1,580,906	1,417,184	2,049,864	1,710,940	2000	12/31/2025	46,679
*The County Coun									6,213,749.00

\*The fiscal disparity property tax law provides that the growth in commercial-industrial property tax values is shared throughout the area. In a tax increase for other properties in the City or result in a decrease in tax increment district, this sharing can either result in a tax increase for other properties in the City or result in a decrease in tax increment revenue, depending on how the tax increment district is established.

\*\*The districts noted above do not share growth in commercial-industrial property tax values. This results in an increase in property taxes for other properties located in the City. For taxes payable in 2008, this increase in taxes on other properties amounted to the values listed above.

\*\*\*Certain districts listed above either did not contain any commercial-industrial property or did not generate any tax increment payable in 2008 and therefore there was no increase in property taxes for other properties located in the City.

Additional information regarding each district may be obtained from:

Patrick Born, City Finance Officer c/o Pamela McKenna, 105 Fifth Avenue South, Suite 200

Minneapolis, MN 55401 (612) 673-5038