



City of Greenfield
7738 Commerce Circle
City Council Workshop Agenda
June 6, 2023
6:00 p.m.

PAGE

1. **Call Meeting to Order**
2. **Roll Call** – Mayor Johnson, Councilors Bronczyk, Klawitter, Roehl, Workcuff
3. **Draft TIF/Abatement Policy**
4. **Discussion – Weeds Ordinance**
5. **Adjourn**



To: Greenfield City Council
From: Brad Scheib, Consulting Planner
Subject: Economic Development Finance Assistance Policy (TIF/Tax Abatement)
Date: 05/31/2023

Project Overview

Council has directed staff to prepare a policy relating to Economic Development Financial Assistance. The Policy will provide guidance and direction to policy makers, staff, and prospective applicants who need some level of assistance to make projects financially viable. Attached to this memorandum is a first draft at such a policy.

Council Action

No action is required at this workshop. The Draft materials is provided for council discussion. Please feel free to reach out to me in advance of the meeting if you have specific questions we can be prepared to answer.

Council may direct staff to make any changes to the draft policy and place the item on a future council agenda for official adoption as a city policy.

Attachments

Draft Policy.

City of Greenfield Minnesota

Policy for Economic Development Related Financial Assistance

Policy Background

The City of Greenfield is granted the power to utilize tax abatement financing by the Minnesota Tax Abatement Act (Minnesota Statutes, Sections 469.1812 to 469.1815), as well as through the use of Tax Increment Financing (Minnesota Statutes, Sections 469.174 through 469.178). These statutes may be amended by the legislature from time to time and should be reviewed periodically to realign with changes in city development priorities, economic and financial conditions, and applicable laws.

Tax Abatement is an incentive tool that allows the City to reduce or eliminate property taxes for a specified period to encourage investment in targeted areas or projects that align with the City's economic development goals and policies as articulated in the Comprehensive Plan.

Tax Increment Financing is generally described as a tool that allows the city to capture and leverage the increase in property tax revenues generated by new development or improvements within a designated TIF district. These incremental revenues are then reinvested into the district to fund public infrastructure, redevelopment projects, or other economic development initiatives. For additional information on TIF, [click here](#).

Policy Purpose

The purpose of this policy is to establish the City of Greenfield's position regarding the utilization of Tax Abatement and Tax Incremental Financing (TIF) or other requests for financial assistance to assist with public or private development or redevelopment efforts. Economic assistance will be considered for projects that are deemed high priority, that promote growth, attract or facilitate investment, revitalize the local economy, and add public value all while remaining consistent with the City's economic development goals and policies as articulated in the Greenfield's Comprehensive Plan.

Policy and Objectives

It is the policy of the City of Greenfield to carefully consider using Public Financial Assistance to assist private and public development projects that advance or contribute to advancing the following objectives:

1. *Redevelopment, revitalization or renewal* of deteriorated, blighted, or economically obsolete buildings or neighborhoods;
2. Increasing, strengthening, stabilizing or diversifying the *local property tax base*.
3. Improvements to *transportation and infrastructure systems* that would be completed in conjunction with the project and that would provide *broader community benefit*.
4. *Diversification of employment opportunities* within the City.
5. Facilitating the expansion of infrastructure growth into *planned areas* that currently do not have public infrastructure. (See the Comprehensive Plan for priority growth areas: North Greenfield Sewered Residential Expansion, South of Highway 55 Corridor)
6. Introduction of commercial services and resources currently non-existent within Greenfield. (See the Comprehensive Plan for introduction chapter 2 and Village Center concept)

Application:

A written application from the project manager or developer shall be submitted for all projects seeking public assistance from the city. Staff will evaluate application materials before making a recommendation to the City Council. The application must include the following:

1. A letter formally requesting public assistance from the City
2. A non-refundable application fee of (Insert \$ amount)
3. An estimation of:
 - a. Total project costs
 - b. The assessed value of the project
 - c. Impact statement on employment and workforce development
 - d. Amount of requested public assistance
 - e. Financial projections of the proposed project
4. Additional information may be requested by City Council or City Staff for further evaluation.

It is within the City's power to diverge from these policies in the case that a unique development opportunity occurs within the City's jurisdiction.