

RESOLUTION NO. _____
A RESOLUTION OF THE CITY OF MANKATO
APPROVING TAX INCREMENT FINANCING DISTRICT NO. 48-1
AND THE USE OF TAX INCREMENT FINANCING

WHEREAS, the City Council of the City of Mankato, Minnesota (the "City"), has approved Development District No. 48 (the "Development District") and in connection therewith adopted a development program; and

WHEREAS, the City has reviewed "Tax Increment Financing District No. 48-1, dated April 14, 2025 (the "Plan"), which sets forth a tax increment financing plan for Tax Increment Financing District No. 48-1 (the "District"); and

WHEREAS, it is desirable and in the public interest that the City undertake and carry out a tax increment financing plan for the District pursuant to Chapter 469 of Minnesota Statutes, encompassing the area that is described in the Plan; and

WHEREAS, the Plan sets forth the City's estimate of the fiscal and economic impact of the District on the tax capacities of all taxing jurisdictions in which the District is located; and

WHEREAS, the City has performed all actions required by law to be performed prior to the establishment of the Development District and the establishment of the TIF District herein and the adoption of the proposed Development Program and TIF Plan relating thereto, including, but not limited to, notification of Blue Earth County and Independent School District No. 77 through the Clerk of the School Board; and

WHEREAS, the City has received and considered the comments of Blue Earth County and Independent School District No. 77 relating to the contents of the Plan; and

WHEREAS, the City on April 14, 2025, after having published a notice of public hearing in the official newspaper of the City, conducted a public hearing on the Plan and received public comments on the same.

THE CITY OF MANKATO RESOLVES:

Sec. 1. Development District No. 48. The establishment of Development District No. 48 and the Development Program are approved and adopted.

Sec. 2. Tax Increment Financing (Redevelopment) District No 48-1. Tax Increment Financing (Redevelopment) District No. 48-1 is hereby established within the Development District. The initial boundaries of the TIF District are fixed and determined as described in the TIF Plan.

Sec. 3. Tax Increment Financing Plan. The TIF Plan is adopted as the tax increment financing plan for the TIF District.

Sec. 4. Findings. In taking these actions, the City Council makes the following findings:

- (a) The City finds and determines that the activities to be financed by the District will carry out the objectives of the Development District and District Plans by resulting in prevention/elimination of blight, job creation/retention, construction of new commercial options and enhancement of the City's tax base.
- (b) The City finds and determines that the property redevelopment, the preservation and enhancement of the tax base and the expenditures of the District are in the public interest and achieves a public purpose that promotes the health, safety and welfare of the community.
- (c) The City finds and determines the District qualified as a Redevelopment District based on its finding that parcels consisting of 70% of the area of the District are occupied by buildings, streets, utilities, paved or gravel parking lots, or other similar structures and more than 50% of the buildings, not including outbuildings, are structurally substandard to a degree requiring substantial renovation or clearance.
- (d) The City finds and determines that in its opinion: (i) the proposed development or redevelopment would not be reasonably expected to occur solely through private investment within the foreseeable future; and (ii) the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the Plan.
- (e) The City finds and determines that the Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of the District by private enterprise.
- (f) The City finds and determines that the Plan conforms to the general plan for the development of the City as a whole.

Sec. 5. The reasons and supporting facts for findings 5, 6, 7, and 8 as set forth in the Plan are by this reference confirmed, approved and adopted.

Sec. 6. The City Clerk shall request the Blue Earth County Taxpayer Services Director to certify the original tax capacity and original local tax rate of the District approved by this resolution.

Sec. 7. The City Clerk is hereby directed to file a copy of this resolution with a copy of the Plan with the Minnesota Department of Revenue and Office of the State Auditor.

Sec. 8. The City hereby states its intention to use all of the captured tax capacity for purposes of tax increment financing as per the conditions set forth in the Plan.

Sec. 9. The City Manager is hereby authorized to enter into a development agreement.

Adopted this 14th day of April 2025.

Najwa Massad, Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk

The motion for the adoption of the foregoing resolution was made by Councilmember
and duly seconded by Councilmember _____. Upon a vote being
taken the following members voted in favor thereof: _____
_____.

Those against same: _____.