

TIF Division Newsletter



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TIF Reporting Reminder

The 2008 TIF Reporting Forms are due by **August 1, 2009**, and must be submitted electronically using the State Auditor Form Entry System (SAFES) available at <https://www.auditor.state.mn.us/safes/>. Reporting questions or problems may be directed to Jenna Ofstie by phone at (651) 296-7001, or by email at tifdivision@auditor.state.mn.us.

For more information on using SAFES, check out the SAFES Frequently Asked Questions (FAQs) on our website at:

<http://www.auditor.state.mn.us/default.aspx?page=safesfaq>.

Changes to TIF Plan Requirements

The 2009 legislature made two substantive changes to the information to be included in a TIF plan. The new law applies to TIF plans for TIF districts established after June 30, 2009, and to TIF plan modifications for existing districts approved after June 30, 2009.

TIF Plan Budgets

The legislature eliminated the requirement that the TIF plan include development activity costs that will be financed with non-TIF revenues. The TIF budget will now only list the estimated TIF expenditures broken into (i) capital expenditures, (ii) administrative costs, and (iii) interest as a financing cost. The total authorized costs are limited to an estimate of the TIF revenues that will be generated by the expected development of the district. The plan must specifically identify the amount of bonds estimated to be issued.

Proposed Development Activity

Previously, the TIF plan had to contain a list of development activities the plan proposed would take place for which a contract had been executed at the time of the preparation of the plan. Historically, few contracts were executed prior to the establishment of a TIF district. Now, the TIF plan must list (i) any development activities for which the authority has entered into an agreement *or designated a developer*, (ii) the names of the parties or designated developer, (iii) the anticipated development activity, and (iv) the date on which the development activity is expected to occur.

The Office of the State Auditor is preparing a Statement of Position on these new TIF plan requirements.

To read a summary of all the TIF technical amendments and special legislation, please see the following link: <http://www.house.leg.state.mn.us/hrd/bs/86/HF1298.html>