

Brick by Brick

Building Community Development Through History

Hosted by the Morrison County Historical Society
April 2021

Brick 1, April 1 - Funding the Upkeep of Existing Buildings:
The Little Falls Redevelopment Program

Brick 2, April 8 - Tax Incentives for History:
The Importance of Historic Tax Credits

Brick 3, April 15 - History Is Infrastructure:
The Role of History in Community Development

Brick by Brick

Building Community Development Through History

Hosted by the Morrison County Historical Society

Brick 1 - April 1, 2021

Funding the Upkeep of Existing Buildings: The Little Falls Redevelopment Program

Moderator: Amy Piekarski, Program Coordinator, Sourcewell

Presenters:

City of Little Falls

Greg Zylka, Mayor

Jon Rademacher, City Administrator

Taft Law

Mary Ippel, Partner

Community Development Morrison County

Carol Anderson, Executive Director

J.C. Penney Building

Little Falls, MN

Front exterior



J.C. Penney Building

Little Falls, MN



Exterior



J.C. Penney Building

Little Falls, MN

Exterior



View out front doors



J.C. Penney Building

Little Falls, MN



Roof

J.C. Penney Building

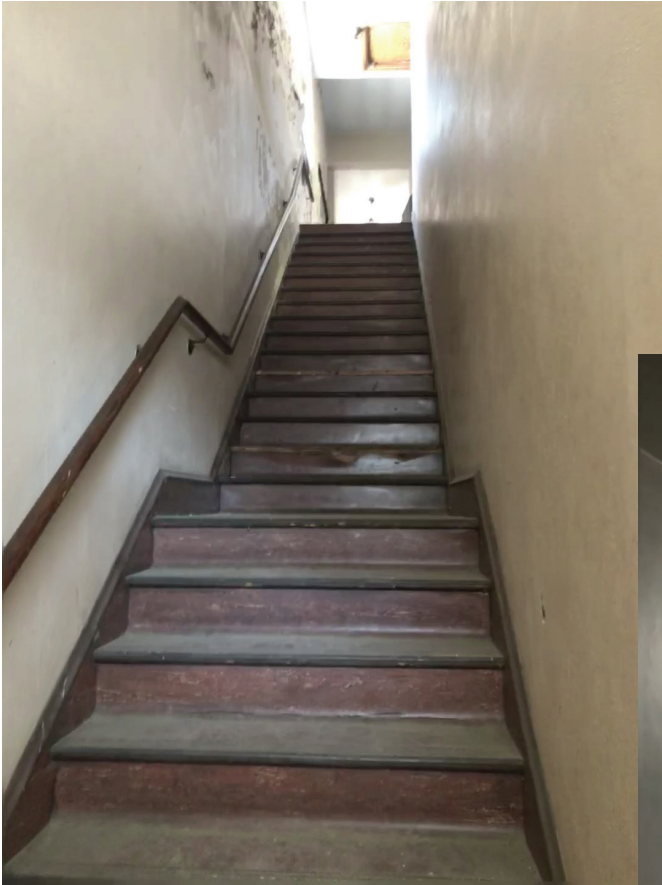
Little Falls, MN



Main Floor

J.C. Penney Building

Little Falls, MN



Second Floor



J.C. Penney Building

Little Falls, MN



Second Floor



J.C. Penney Building

Little Falls, MN

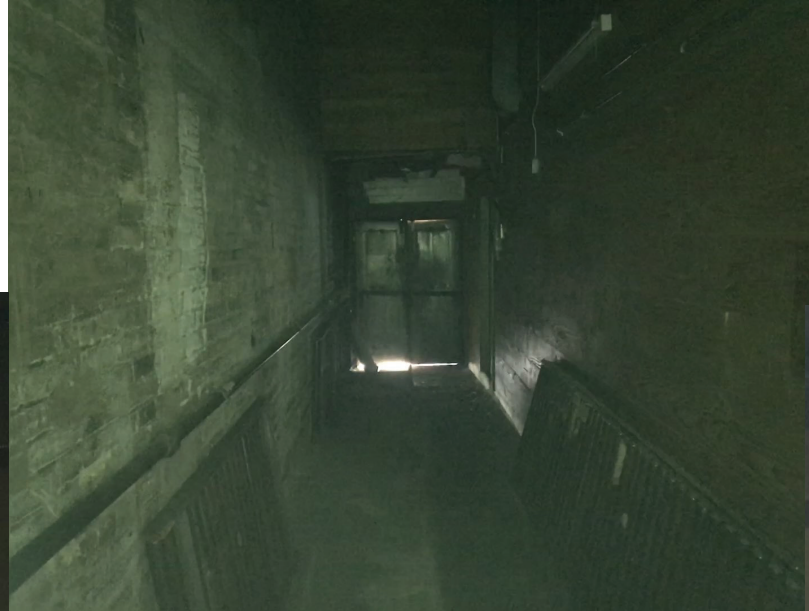


Second Floor

J.C. Penney Building

Little Falls, MN

Basement





Little Falls

Redevelopment Program



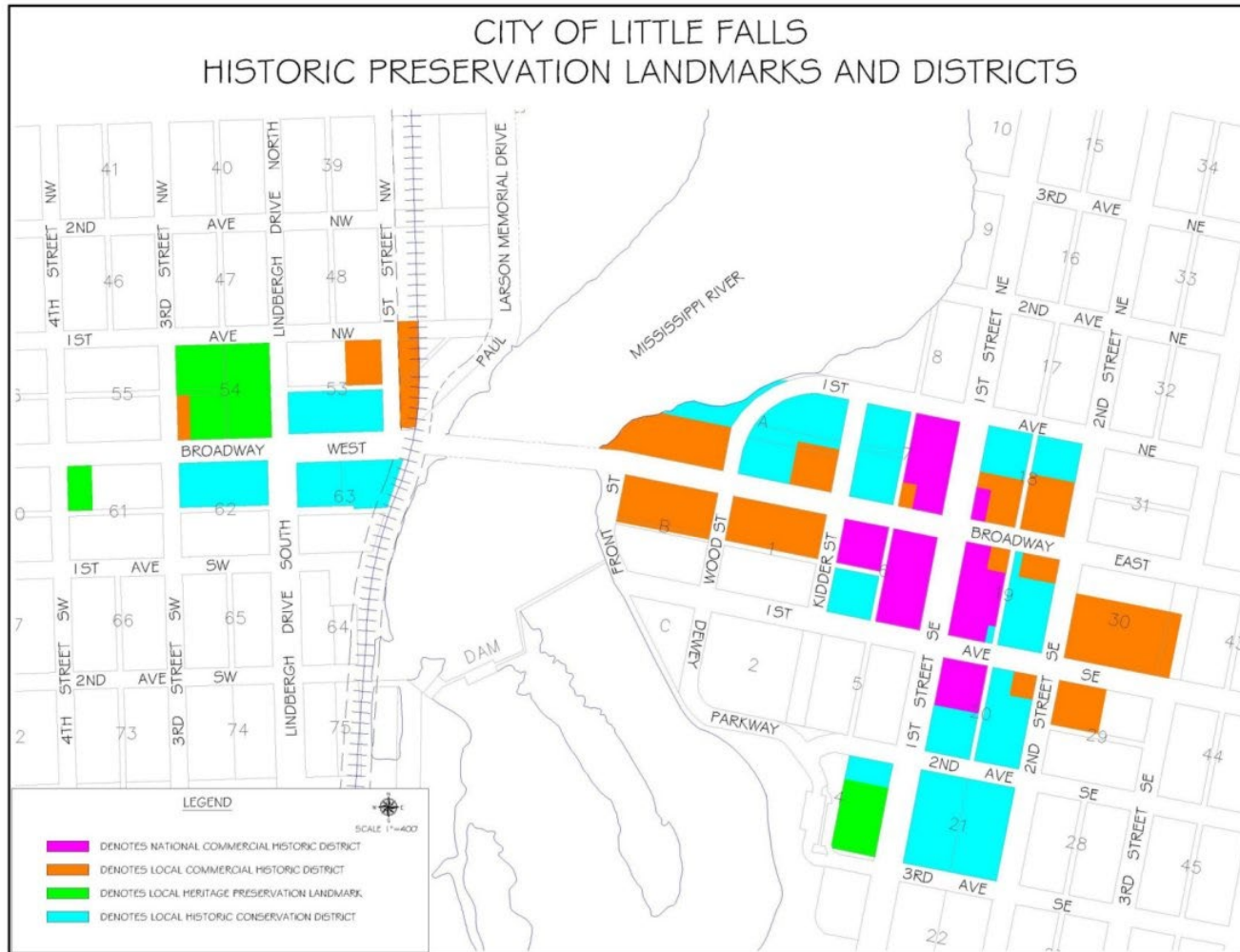
Opportunities

- What are the different programs available?
 - Heritage Preservation Commission (HPC)
 - Housing Redevelopment Authority (HRA)
 - Little Falls Economic Development Authority (EDA) Redevelopment Program
- Why is the City offering these programs?

What will the HPC Program Cover

- Commercial Building on National Historic Register or in Historic or Conservation Districts
- Eligible Expenses – Improvements to façade or roofs
- Policy – must agree to a façade easement

HPC District



What may the HRA Program Cover

- Renovation of apartments above businesses in the downtown business district
 - 4 units or less
 - Interior upgrades (wall, floors, ceilings)
 - Mechanical
 - Energy efficiency
- HRA still needs to formally reactivate the program

What will the Little Falls Redevelopment Program cover?

- Interior (Walls, floors, ceilings)
- Mechanical (lighting, HVAC, plumbing, fire suppression)
- Handicap entrance and restrooms
- Energy Efficiency Upgrades
- Utility Improvements

Process

- Complete Pre-Application
- Meet with Carol Anderson to determine which of the City's programs could assist with your project and if you might qualify for other programs.



Little Falls Redevelopment Program

The City of Little Falls intends to support the economic growth of our community's professional and retail business through redevelopment via low interest loan/deferred loan funds. This program will assist property owners in upgrading and maintaining their property.

Where is the property located? _____

In a few sentences tell us your intention for the property (end user business, professional offices, redevelopment to attract a business, etc.).

Even though the Commercial Property Redevelopment Funds does not fund all of the following costs, please check the box if you expect to incur costs for your property. (Checking a box will not eliminate your eligibility to receive funding, but helps direct you to additional resources.):

- ☐ Purchase of the property
- ☐ Exterior (Front façade, roof, outside walls, etc.)
- ☐ Interior (redesign, décor, floor plan)
- ☐ Mechanical (lighting, HVAC, plumbing, fire suppression)
- ☐ Equipment (related to operations)
- ☐ Hazard Mitigation (i.e. asbestos removal)
- ☐ Accessibility improvements (handicap entrance)
- ☐ Energy Efficiency Upgrades (improve lighting to LED, energy star appliances, high efficiency HVAC)
- ☐ Demolition (removal of portions of the structure)
- ☐ Utility improvements (add/increase gas/electrical capacity, fiber optic telecommunications, etc.)
- ☐ Mixed Use (Residential apartments above commercial property)
- ☐ Other _____

Signature Date

The Shoppes of Little Falls before HPC improvements



The Shoppes of Little Falls after HPC improvements



Tony's 1st Avenue Framing and Furniture Restoration before HPC & New Program improvements



Tony's 1st Avenue Framing & Furniture Restoration after HPC & New Program improvements



Contact Information

- Carol Anderson
Community Development of Morrison
County
316 East Broadway
Little Falls, MN 56345
632-5466
mcdc@fallsnet.com

City Contact Information

- Jon Radermacher
City Administrator
100 7th Ave NE
Little Falls, MN 56345
616-5500
jonr@cityoflittlefalls.com

City Contact Information

- Lori Kasella

Financial Officer

City of Little Falls

100 7th Ave. NE

Little Falls, MN 56345

616-5500

lkasella@cityoflittlefalls.com

Economic Development and Redevelopment Tools

For the Morrison County Historical Society

Presented by:

Mary Ippel, Partner

612-977-8122

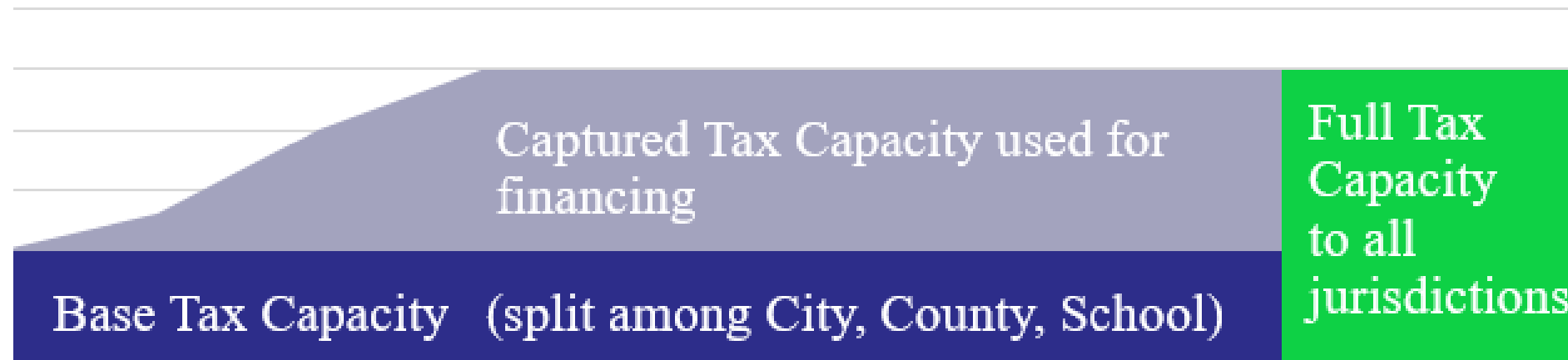
MIppel@TaftLaw.com



Tax Increment Financing

- Minnesota Statutes, Sections 469.174 - 469.1794
- The ability to capture and use most of the increase in local property tax revenues from new development within a defined geographic area for a defined period of time without approval of the other taxing jurisdictions.

TIF Visual



Tax Increment Financing:

- Renewal and Renovation Districts (469.174, Subd. 10a)
- A District in which:
 - 70% of the area of the District has improvements;
 - 20% of the buildings are structurally substandard; and
 - 30% of the other buildings require substantial renovation or clearance to remove existing inadequate conditions.
- Max term of District: 16 years

Tax Increment Financing:

- Redevelopment Districts (469.174, Subd. 10)
- A District in which:
 - 70% of the area of the District has improvements; and
 - 50% of the buildings are structurally substandard.
- Max term of District: 26 years

Tax Abatement:

- Minnesota Statutes, Sections 469.1813 - 469.1815
- The ability to capture and use all or a portion of the local property tax revenues from a defined geographic area for a defined period of time with approval from each of the participating taxing jurisdictions.
- Used for housing, redevelopment, job creation, increase in tax base, business retention or relocation, public facilities and parks.

Development Authorities

- **Housing and Redevelopment Authorities (469.001 – 469.047).**
 - Established by City resolution, after a duly-noticed public hearing, with findings that “(1) substandard, slum, or blighted areas exist which cannot be redeveloped without government assistance, or (2) there is a shortage of decent, safe, and sanitary dwelling accommodations available to persons of low income and their families at rentals they can afford, and shall declare that there is need for a housing and redevelopment authority to function in that city.”
- **Economic Development Authorities (469.090 – 469.1082).**
 - Established by City resolution, after duly-noticed public hearing. Notice of the time and place of hearing, a statement of the purpose of the hearing, and a summary of the resolution must be published in a newspaper of general circulation within the city once a week for two consecutive weeks. The first publication must appear not more than 30 days from the date of the public hearing.

Development Authorities

- Housing and Redevelopment Authorities (HRAs): Purposes
 - to provide a sufficient supply of adequate, safe, and sanitary dwellings in order to protect the health, safety, morals, and welfare of the citizens of this state;
 - to clear and redevelop blighted areas;
 - to perform those duties according to comprehensive plans;
 - to remedy the shortage of housing for low and moderate income residents, and to redevelop blighted areas, in situations in which private enterprise would not act without government participation or subsidies; and
 - in cities of the first class, to provide housing for persons of all incomes.

Development Authorities

- Economic Development Authorities (EDAs): Purposes
 - Encourage economic development and redevelopment (broad).
 - The EDA can exercise the powers of:
 - a redevelopment agency (469.152 - 469.165) - “prevent occurrence of conditions requiring redevelopment, or aid in the redevelopment of existing areas of blight, marginal land, and avoidance of substantial and persistent unemployment”;
 - or an HRA (469.001 – 469.047).
 - The resolution establishing the EDA may limit the general powers granted by the statutes

Development Authorities: Levy Authority

- Housing and Redevelopment Authorities (HRA):
 - the HRA Tax is *levied by the HRA*, subject to the consent of the City or County, but only *within its area of operation*, and the revenues derived therefrom must be used in accordance with its housing and redevelopment powers, purposes and functions. Cannot exceed 0.0185% of the estimated market value of the jurisdiction.
- Economic Development Authorities (EDA):
 - the EDA Tax is *levied by the City or County, on all property therein*, and *must be used* by the EDA in accordance with its economic development powers, purposes and functions, *within its area of operation*. Cannot exceed 0.01813% of the estimated market value of the jurisdiction.

Thank you, today's Brick by Brick contributors!

Brick by Brick: Building Community Development Through History
Hosted by the Morrison County Historical Society

Brick 1 - April 1, 2021

Funding the Upkeep of Existing Buildings: The Little Falls Redevelopment Program

Moderator: Amy Piekarski, Program Coordinator, Sourcewell

Presenters:

City of Little Falls

Greg Zylka, Mayor

Jon Rademacher, City Administrator

Taft Law

Mary Ippel, Partner

Community Development Morrison County

Carol Anderson, Executive Director

Brick by Brick Contributors

Brick by Brick: Building Community Development Through History Hosted by the Morrison County Historical Society

City of Little Falls

Greg Zylka, Mayor
Jon Rademacher, City Administrator
Phoebe Ward, Lead for Minnesota Fellow

Community Development Morrison County

Carol Anderson, Executive Director

Taft Law

Mary Ippel, Partner

Morrison County Historical Society

Mary Warner, Executive Director
Ann Marie Johnson, Preservationist
Grace Duxbury, Museum Assistant

Camp Ripley Sentinel Landscape

Todd Holman, Coordinator

Rethos: Places Reimagined

Erin Hanafin Berg, Policy Director
Ethan Boote, Real Estate Manager

MN State Historic Preservation Office

Natascha Wiener, Historical Architect

Spring Hill Capital

Shannon M. Wiger, Principal

Minnesota Pollution Control Agency

Melissa Wenzel, Built Environment Sustainability
Administrator

St. Cloud State University

King Banaian, Dean, School of Public Affairs

Sourcewell

Amy Piekarski, Program Coordinator
Ashley Zidon, Community Development Administrator

Brick by Brick

Building Community Development Through History

Hosted by the Morrison County Historical Society
April 2021

To connect with any of today's panelists,
contact the Morrison County Historical Society at:

staff@morrisoncountyhistory.org
320-632-4007

Thank you for joining us!