

Adopted: November 1, 2021  
Public Hearing for Amendment: December 15, 2025

**Pipestone Economic Development  
Authority  
City of Pipestone,  
Pipestone County, Minnesota**

**Amendment to the Spending Plan**  
Tax Increment Financing District No. 12: Coburns  
Tax Increment Financing District No. 13: Downtown



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# **Amendment to the Spending Plan for Tax Increment Financing District No. 12: Coburns and Tax Increment Financing District No. 13: Downtown**

## **PURPOSE**

The Pipestone Economic Development Authority (the “Authority”) administers Tax Increment Financing District No. 12: Coburns and Tax Increment Financing District No. 13: Downtown (the “TIF Districts”) in the City of Pipestone, Minnesota (the “City”), and proposes to adopt a Spending Plan for the TIF Districts in accordance with Minnesota Statutes, Section 469.176 Subd. 4n (the “Act”).

The Act grants the Authority temporary authorization to transfer unobligated tax increment to provide improvements, loans, interest rate subsidies or assistance in any form to private development consisting of the construction or substantial rehabilitation of buildings and ancillary facilities, which will create or retain jobs in the State, including construction jobs, so long as such private development commences no later than December 31, 2026, and would not have commenced before that date without such assistance.

The funds must be spent, loaned, invested or otherwise irrevocably committed by December 31, 2026. Such transfers must be made by resolution, pursuant to the terms of a spending plan approved by the Authority and by the City, following a public hearing of the City Council.

The Spending Plan is being amended to read as follows:

## **PLAN**

The Authority is authorized as follows:

- (a) To use available tax increments from the TIF Districts and interest earned on the transferred increment to provide assistance in connection with a private development consisting of the construction of a business expansion within the City’s downtown area (the “Development”), which will further the goals set forth in the City’s Comprehensive Plan and within the Project Plan for the Pipestone Economic Development Project, and which will result in the creation and retention of jobs in the State, including construction jobs.

Preference for the assistance is to finance a portion of the costs of demolition and site preparation of two substandard parcels in the City’s

downtown. This allows the proposed developer of the Development to acquire the parcels, construct as expansion of its current business operations, and hire additional employees. The proposed developer has submitted a Letter of Intent to the Authority in which it has represented that construction of the Development shall commence before December 31, 2025 (unless a later commencement date is authorized by law), and the Development would not commence by such date without the assistance provided pursuant to this Spending Plan.

- (b) To amend the budget set forth in the Tax Increment Financing Plans for the Tax Increment Financing Districts as necessary to provide for the assistance authorized by this Spending Plan.
- (c) To take any other action necessary and authorized under the Act in connection with the construction or substantial rehabilitation of facilities of the type described in clause (a) above.

The assistance provided pursuant to this Plan shall be subject to Minnesota Statutes, Sections 116J.993 to 116J.995 (the “Business Subsidy Law”), if applicable, and shall be subject to the City’s Business Subsidy Policy.