



**City of Faribault
Riverchase II Multifamily - TIF**

February 17, 2026

Riverchase II

- Project Overview
- TIF Plans Generally
- TIF Plan – Riverchase II
- “But For” test
- Requested School Board and County Board Action
- Schedule



Project Overview



- 76 Unit Market Rate Rental Project
- Located at 105 Riverchase Ct
- Total project costs: \$13.38M
- Project has a **financing gap**
- TIF bridges gap

Project Overview

- Tax base would not happen without TIF Assistance
- 12% of units in Riverchase I have children

Unit Type	Unit Count	Size Sq. Ft.
Studio	11	530
1BR	27	700
1BR+Den	12	773
2BR	12	900
2BR-2BA	14	1,040
	<hr/> 76	

TIF Plans - Generally

- Documents set forth policy objectives for the project
- Identifies the geographic location of the project
- Provides **maximum budget** authority for TIF revenues and expenditures **planning document** that allows for creation of a TIF district
- **DOES NOT:** Identify an amount of or grant any assistance to the developer – TIF Agreement does this

TIF Plan for Riverchase II

- Established as an Economic Development Tax Increment Financing District (**Workforce Housing**)
- Qualifies by meeting location, market vacancy, and local employer support requirements
 - ✓ Also requires **County and School District approval**
- TIF can pay for certain eligible project costs
- 9-year maximum duration

TIF Plan for Riverchase II

- Anticipates Pay-as-You-Go payments to the developer
 - ✓ From TIF only - no other repayment required from the City, County or School
- Includes a 10% allowance for City admin. costs
- Base value taxes continue to be paid to all jurisdictions
- Project would not occur **But-For** the TIF assistance

County and School Board Requested Action

Pass resolution supporting the TIF District for Riverchase II

Schedule

- February 17: School Board and County consider approval of TIF district
- March 24: City Council holds public hearing to consider TIF plan and TIF Assistance Agreement
- By June 30: TIF Plan Certified
- Summer 2026: Planned construction commencement

