

**MINUTES OF THE REGULAR MEETING  
CITY COUNCIL  
LITTLE CANADA, MINNESOTA**

**JANUARY 23, 2019**

Pursuant to due call and notice thereof a regular meeting of the City Council of Little Canada, Minnesota was convened on the 23<sup>rd</sup> day of January, 2019 in the Council Chambers of the City Center located at 515 Little Canada Road in said City.

Mayor John Keis called the meeting to order at 7:30 p.m. and the following members of the City Council were present at roll call:

CITY COUNCIL:	Mayor	Mr. John Keis
	Council Member	Mr. Tom Fischer
	Council Member	Mr. Rick Montour
	Council Member	Mr. Christian Torkelson
	Council Member	Mr. Mike McGraw
ALSO PRESENT:	City Administrator	Mr. Chris Heineman
	City Clerk	Ms. Heidi Heller

**MINUTES** Montour introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2019-1-11 – APPROVING THE MINUTES OF THE JANUARY 9, 2019 WORKSHOP MEETING AND THE JANUARY 9, 2019 REGULAR COUNCIL MEETING AS SUBMITTED***

The foregoing resolution was duly seconded by Fischer.  
Ayes (5).  
Nays (0). Resolution adopted.

**ANNOUNCEMENT** Keis announced that on February 2, 2019, the Little Canada Recreation Association is holding their annual ice fishing contest at Lake Gervais. He reported that the Fire Department will also be selling booya at the fire station and at the ice fishing contest that day.

**CONSENT** McGraw introduced the following resolution and moved its adoption:

**AGENDA**

***RESOLUTION NO. 2019-1-12 – APPROVING THE CONSENT AGENDA WHICH CONTAINS THE FOLLOWING:***

**MINUTES  
CITY COUNCIL  
JANUARY 23, 2019**

***\*APPROVAL OF THE VOUCHERS;  
\*CALL FOR A WORKSHOP ON WEDNESDAY, FEBRUARY 27, 2019  
AT 5:00PM FOR A SESSION WITH THE URBAN LAND INSTITUTE***

The foregoing resolution was duly seconded by Montour.  
Ayes (5).  
Nays (0). Resolution declared adopted.

**DEVELOPMENT  
AGREEMENT  
FOR BIX REAL  
ESTATE  
HOLDINGS, LLC**

The City Administrator explained Bix Produce has confirmed that they will be purchasing 3060 Centerville Road, the current Slumberland facility, and will be moving their business from St. Paul to Little Canada. He stated that on November 28, 2018, the City Council adopted a resolution approving a modification to Development District No. 7 and establishment of Tax Increment Financing District 7-2. He stated that since then staff has worked on a development agreement for this project, which outlines the legal requirements of the City and Developer related to TIF District 7-2.

The City Administrator explained that the costs for all site improvements will be paid by the developer, and the City of Little Canada will reimburse the developer from property tax payments by the developer based on the increased property value as outlined in the TIF Note. He stated that the TIF Note shall terminate prior to the final payment date of February 1, 2028, when the payments of principal and interest on the TIF Note equal \$190,615.

The City Administrator explained that the development agreement states that the tenant, BIX Produce Company, must create at least 18 full time jobs at an hourly wage and benefits totaling of at least \$12.35 per hour plus benefits within two years. If the job goals are not met, the Developer must repay all of the Business Subsidy to the City or if the job goals are only met in part, the Developer must repay a portion of the business subsidy.

The City Administrator explained that this project will relocate approximately 400 existing jobs and create 160 net new positions over the next five years. He stated the project will require an investment of approximately \$25 million to acquire the existing 207,000 square foot facility, up-fit the building to food-grade standards and furniture, fixtures, equipment and IT.

**MINUTES  
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Keis introduced the following resolution and moved its adoption:

***RESOLUTION NO. 2019-1-13 – APPROVING THE DEVELOPMENT  
AGREEMENT FOR BIX REAL ESTATE HOLDINGS, LLC AS  
PRESENTED***

The foregoing resolution was duly seconded by McGraw.

Ayes (5).

Nays (0). Resolution declared adopted.

**UPDATE ON  
FINANCE  
DIRETOR HIRING**

The City Administrator reported that staff conducted interviews for the Finance Director position this week, and he is pleased to report that there were great candidates. He stated that he will be putting together a letter to the Council with the next steps, and plans to have a candidate recommendation by the next Council meeting.

**ADJOURN**

There being no further business, the meeting was adjourned at 7:42 p.m.

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John T. Keis, Mayor

Attest: \_\_\_\_\_  
Christopher Heineman, City Administrator