

**MINUTES OF THE SPECIAL MEETING
PLANNING COMMISSION
LITTLE CANADA, MINNESOTA**

MARCH 28, 2018

Pursuant to due call and notice thereof a special meeting of the Planning Commission of Little Canada, Minnesota was held on the 28th day of March, 2018 in the Conference Room of the City Center located at 515 Little Canada Road in said City.

Chair Bill Buesing called the meeting to order at 6:30 p.m. and the following members of the Planning Commission were present at roll call:

PLANNING COMMISSION: Mr. Bill Buesing
 Mr. Chris Kwapick
 Mr. Eric Thorson
 Ms. Dawn Kulousek
 Ms. Taelor Johnson

ABSENT: Mr. Nick Sandell
 Mr. Nick Schwalbach

ALSO PRESENT Mr. Joel Hanson, City Administrator

**TAX INCREMENT
FINANCING
DISTRICT 7-1**

The City Administrator reviewed the proposed Tax Increment Financing District 7-1 and its related Development District program. He noted this district contains two non-contiguous areas. One is along Rice Street containing the properties at 2724, 2736, 2744, 2750, 2760, and 2768 Rice Street. This area will capture the Suite Living project to be constructed on 2736 & 2744 Rice. The other is along Little Canada Road and consists of 61, 75, and 93 Little Canada Road addresses. The primary focus for this area is the 93 West building and consideration of a future Town Square/Downtown.

There was discussion regarding the impact the creation of this TIF District would have on the property taxes of the included parcels. The City Administrator explained that there is no change as to how taxes are calculated for those parcels. However, their tax statements may show a "Tax Increment" line but that is just done for allocation purposes and is not impacting the overall tax calculation.

The City Administrator discussed the need for redevelopment of certain areas within the City and the recent discussion we had as part of the 2040 Comp Plan update.

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The Commission asked about the TIF projections for the Suite Living project. The City Administrator said he would look that up and e-mail it out to the Commission. (Note: The estimated amount is \$53,759.)

Johnson moved adoption of the resolution finding that a Development Program for Development District No. 7 and a Tax Increment Financing Plan for Tax Increment Financing District No. 7-1 Conforms to the General Plans for the Development and Redevelopment of the City.

That motion was seconded by Kulousek.
Motion carried 5 – 0.

ADJOURN

Kwapick moved and Johnson seconded a motion to adjourn.
The motion carried 5 – 0.

The meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Joel Hanson
City Administrator