

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

NOVEMBER 14, 2018

Pursuant to due call and notice thereof a workshop meeting of the City Council of Little Canada, Minnesota was convened on the 14th day of November, 2018 in the Conference Room of the City Center located at 515 Little Canada Road in said City.

Mayor John Keis called the meeting to order at 6:00 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. Mike McGraw
	Council Member	Mr. Christian Torkelson

ALSO PRESENT:	City Administrator	Mr. Chris Heineman
	Parks & Rec/Comm Services	Mr. Bryce Shearen
	City Clerk	Ms. Heidi Heller

**DISCUSS
ECONOMIC
DEVELOPMENT
OPTIONS**

The City Administrator reviewed the staff report and noted that the Planning Commission reviewed the establishment of TIF District 7-2 and unanimously recommended approval. He stated that the proposal meets the need requirements. He reviewed the schedule of events and what has occurred to date. He stated that the draft plan is in the packet, but noted that it is not the development agreement. He explained that Ehlers has provided some conditions that they recommend be included in the development agreement.

The City Administrator explained that Bix has submitted a letter that explains why they are asking for City assistance. He noted they need to do significant upgrades to the power and utilities on the site, which they are estimating to cost over \$1,000,000.

The City Administrator reported that one alternative would be to provide tax increment of up to \$190,615 which represents a net present value of \$150,000. There would be a maximum of 7 years of financial assistance from the City to reach this amount of assistance for the project. . Keis clarified that at the end of the TIF, there would be no money left in the district. The City Administrator stated that was correct as all of the increment would be used, and then the district could be de-certified.

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The City Administrator reviewed the proposed conditions for the Development Agreement. He noted that these would be forwarded on to the attorney who is drafting the agreement. Torkelson stated that he was concerned that the average job wage listed could be skewed by a couple of high paying jobs, while the rest are at minimum wage. He would like the new jobs to be somewhere between minimum wage and \$15.00 per hour.

McGraw asked if there was a timeline for when Bix had to have the new jobs added. The City Administrator stated that the proposed language requires the developer to meet the hiring requirements within two years of completion of the building. Torkelson stated that he agrees with the free market and not forcing businesses to do anything, but they have now come to the State and City asking for assistance, so he feels they have left the free market. McGraw is very concerned about this business's exterior operations affecting the neighbors.

Montour stated that the back-up beeping of the trucks could be very disruptive to the adjacent neighbors. Shearen explained that when purchasing a new loader, the City opted for a lower decibel back-up alarm because of noise concerns when using it during the night. Several Council members agreed that this may be a good solution to this concern.

The Council agreed to the conditions listed for the development agreement, along with the proposed language changes by the City Administrator.

There being no further business, the workshop was adjourned at 7:26 p.m.

John T. Keis, Mayor

Attest: _____
Christopher Heineman, City Administrator