



BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
NOTICE OF REGULAR MEETING AND AGENDA
CITY HALL, 218 NORTH MERIDIAN STREET
PLEASE USE THE NORTH ENTRANCE

**MONDAY, SEPTEMBER 9, 2019
5:00 P.M.**

PLEDGE OF ALLEGIANCE.

5:00
P.M.

1. CALL TO ORDER. 1.1. Roll Call.

2. APPROVAL OF AGENDA.

3. APPROVAL OF MINUTES.

3.1. Regular Session Minutes of August 12, 2019.

4. TREASURERS REPORT.

4.1. Approval of Bills.

5. BUSINESS.

5.1. Resolution 19-04 Resolution Recommending the Adoption of a Development Program for Municipal Development District No. 3 and a Tax Increment Financing Plan for Tax Increment Financing District No. 3-1.

5.2. Discussion: 2020 Scott County Economic Development Incentive Program.

6. ADMINISTRATIVE REPORTS.

6.1. Commissioner Comments.

6.2. Director's Update.

6.3. Upcoming Meetings.

1. Regular Session, 5:00 pm, Monday, October 14, 2019.

7. ADJOURNMENT OF REGULAR SESSION.

There may be a quorum of the Belle Plaine City Council present at the meeting.

**BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY
REGULAR MEETING
AUGUST 12, 2019**

PLEDGE OF ALLEGIANCE.

President Krant led those present in the Pledge of Allegiance.

1. CALL TO ORDER. 1.1. Roll Call.

The Belle Plaine Economic Development Authority met in Regular Session at 5:00 PM on Monday, August 12, 2019 at City Hall, 218 North Meridian Street, Belle Plaine, MN. Commissioner Krant called the meeting to order with Commissioners Fahey, Pankonin, Coop and Meyer present.

Also present was Community Development Director Smith Strack.

2. APPROVAL OF AGENDA.

MOTION by Commissioner Coop, second by Commissioner Fahey, to approve the agenda as presented. ALL VOTED AYE. MOTION CARRIED.

3. APPROVAL OF MINUTES. 3.1. Regular Session Minutes of July 15, 2019.

MOTION by Commissioner Coop, second by Commissioner Fahey, to approve the Regular Session Minutes of July 15, 2019. ALL VOTED AYE. MOTION CARRIED.

4. TREASURERS REPORT. 4.1. Approval of Bills.

The Treasurers report was omitted and will be available for review at the September meeting.

5. BUSINESS.

5.1. EDA/HRA Program Review.

Community Development Director Smith Strack reviewed the EDA/HRA 2020 Program activities. Smith Strack explained the EDA ROSE Grant program budgeted \$8,000 each year since 2017 for the program. Smith Strack noted the year to date expenditures total \$3,625 or 45% of the budgeted expense. Smith Strack explained discussion regarding broadening the program has been considered to reestablish a component to assist with signage. Smith Strack noted the ROSE program could be paired with an application for Small Cities Development Program grant funds.

Smith Strack explained the HRA down payment assistance program began in 2017 to assist income qualified residents with the purchase of a new home. Smith Strack noted the program has never been used. Smith Strack requests discussion regarding the future of this program noting the program guidelines were included in the packet.

Smith Strack explained the HRA revitalization/energy efficiency program. A total of \$6,000 was included in the 2019 budget for this program combined with the down payment assistance program. Smith Strack explained one application for revitalization is pending and requests discussion regarding the future of this program.

Smith Strack explained the EDA discussed the potential to create an incentive to assist with the creation of and take down rate for new residential lots. Smith Strack noted specifically discussion on building permit plan review and permit fee waivers for new home permits issued in residential subdivisions platted after a certain date. Smith Strack explained staff discussed the legitimacy of such a program with the City Attorney's office, which finds the program feasible.

Smith Strack explained a preliminary application to the Small Cities Development Program is being pursued. Smith Strack explained the SCDP grant program components being proposed include owner occupied rehabilitation and the potential to fortify the application and maximize potential program benefit by pairing it with local incentive programs.

Smith Strack requested discussion on all proposed requests. Commissioner Coop suggested not moving forward with option four creating an incentive to assist with take down rate for new residential rates. Commissioner Pankonin cited the incentive could be a breaking point allowing developer to break ground. Pankonin noted his preference for the incentive going to residents rather than developers. Commissioner Meyer agreed incentives going to new subdivisions is a worthwhile incentive. Meyer inquired on if any new subdivisions are in progress. Smith Strack explained discussions on two potentially new developments. It was the consensus of the commission to look for new lots for the incentive rather than building permits. Pankonin inquired on the revitalization program. Smith Strack explained the revitalization program can be paired with the Small Cities Development Program. Coop inquired if the Small Cities Development Program is low income. Smith Strack confirmed. Coop inquired if the grant could then be used for new housing. Smith Strack explained the grant could not be used for new housing rather it could be paired with a revitalization grant or Energy Efficiency program if the requester is within the target area. Smith Strack confirmed Meyer's inquiry on the amount of the grant, adding the incentive is the same amount no matter how big the project is. Coop expressed his interest in global warming and research of other communities and how they combat it. Smith Strack explained she will reach out to other communities with specialized departments for information on.

Commissioner Pankonin questioned if the ROSE Grant is too restrictive as less than half of the funds are used to date. Smith Strack explained after signage was removed, as an approved grant use applications slowed down, discussion regarding the addition of signage was a topic in 2019. It was the consensus of the group to no longer fund the HRA Down Payment Assistance and move forward with option four, an incentive of a fee waiver.

5.2. 2020 Annual Budget.

Community Development Director Smith Strack explained the City Council will examine a potential preliminary budget at the August 18 City Council meeting. Smith Strack requested input on the 2020 annual budget. Smith Strack explained the budget worksheets for the revolving loan fund (800), Economic Development Authority (801), and HRA (802). Smith Strack noted the EDA/HRA are special revenue funds and the revenue stream is primarily from a special taxing district, which allows for HRA/EDA to levy of up to 0.0185% of the estimated market value. Smith Strack explained the projection for 2020 is about \$10,000.00 more than in 2019. Smith Strack noted in past years a spend down of the fund balance was budgeted and is forecasted at \$15,788.00 due to wages, insurance and faculty insurance.

Commissioner Coop inquired if a downtown street project is being researched. Community Development Director Smith Strack confirmed a street project is being discussed. Commissioner Meyer inquired on the staff person budgeted. Smith Strack explained devoting more staff resources to Community Development would mean adding a front desk staff member. The impact on the preliminary budget is a wash as the additional position would be from general administration. Commissioner Pankonin inquired on the reduction in the marketing budget. Smith Strack explained inserts no longer go in the utility bills thus reducing the cost.

Motion by Commissioner Meyer, second by Commissioner Fahey to approve the annual budget as presented. ALL VOTED AYE. MOTION CARRIED.

6. ADMINISTRATIVE REPORTS.

6.1. Commissioner Comments.

Commissioner Pankonin inquired on a bike trail out of the City. Community Development Director Smith Strack explained Scott County is researching trails. Pankonin inquired if the City promotes the current trail system. Smith Strack confirmed some promotion is done and a review of the regional plan as well. Commissioner Krant inquired on the Renaissance Festival movement to Jordan. Commissioner Meyer explained he has no new information at this time.

6.2. Director's Update.

Community Development Director Smith Strack highlighted the director's report. Smith Strack noted the upcoming Belle Court Tiff Public Hearing on September 9 and the City Council Public Hearing on September 16.

6.3. Upcoming Meetings.

1. Regular Session, 5:00 pm, Monday, September 9, 2019.

Commissioners were reminded of upcoming meetings as listed.

7. ADJOURNMENT OF REGULAR SESSION.

MOTION by Commissioner Coop, second by Commissioner Fahey, to adjourn the meeting at 5:55 PM.
ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Renee Eyrich
Recording Secretary



MEMORANDUM

DATE: September 9, 2019
TO: EDA President Krant, EDA Board Members, and Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 3.1 Payment of Claims

REQUEST: Motion to Approve Payment of Claims

GENERAL INFORMATION

The EDA approves accounts payable for the HRA Fund (802) and EDA fund (801). Attached please find claims from July and August for your consideration.

CITY OF BELLE PLAINE
AP DEPARTMENT APPROVAL
AUGUST 2019

08/02/19 11:21 AM
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FUND 801 ECONOMIC DEVELOPMENT AUTHORITY

DEPT 460500 DEVELOPMENT

801-460500-131000 PATRICIA KRINGS
801-460500-208000 PITNEY BOWES
801-460500-208000 PITNEY BOWES
801-460500-575000 SCOTT COUNTY TREASURER

\$12.00 08/19 RETIREE INSURANCE - E
\$6.52 EDA - POSTAGE SUPPLY
\$4.52 EDA - POSTAGE SUPPLY
\$131.22 EDA - ANNUAL FIBER LATERAL

CLS
8-9-19

\$154.26

\$154.26

DEPT 460500 DEVELOPMENT

FUND 801 ECONOMIC DEVELOPMENT AUTHORITY

CITY OF BELLE PLAINE
AP DEPARTMENT APPROVAL
AUGUST 2019

08/16/19 2:28 PM
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FUND 801 ECONOMIC DEVELOPMENT AUTHORITY

DEPT 460500 DEVELOPMENT

801-460500-321000 FRONTIER COMMUNICATIONS
801-460500-384000 WASTE MANAGEMENT
801-460500-575000 PC2 SOLUTIONS
801-460500-575000 BANYON DATA SYSTEMS, INC.

\$116.30 EDA - PHONE
\$250.00 REFUSE - EDA
\$16.70 COMPUTER - EQUIP MAINT EDA
\$12.13 POS ANNUAL SUPPORT - EDA

CLS
8-21-19

\$395.13

\$395.13

DEPT 460500 DEVELOPMENT

FUND 801 ECONOMIC DEVELOPMENT AUTHORITY

CITY OF BELLE PLAINE
AP DEPARTMENT APPROVAL
JULY 2019

07/12/19 4:29 PM
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FUND 801 ECONOMIC DEVELOPMENT AUTHORITY

DEPT 460500 DEVELOPMENT

801-460500-202000 OFFICE DEPOT, INC
801-460500-202000 OFFICE DEPOT, INC
801-460500-321000 FRONTIER COMMUNICATIONS

\$16.25 EDA - COPY PAPER
-\$7.00 EDA - COPY PAPER
\$116.30 EDA - PHONE

\$125.55

\$125.55

CLS
8-1-19

DEPT 460500 DEVELOPMENT

FUND 801 ECONOMIC DEVELOPMENT AUTHORITY

CITY OF BELLE PLAINE
AP DEPARTMENT APPROVAL
SEPTEMBER 2019

08/30/19 11:03 AM
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FUND 801 ECONOMIC DEVELOPMENT AUTHORITY

DEPT 460500 DEVELOPMENT

801-460500-131000 PATRICIA KRINGS
801-460500-202000 OFFICE DEPOT, INC
801-460500-311000 BOLTON & MENK, INC

\$12.00 09/19 RETIREE INSURANCE - E
\$13.50 EDA - COPY EXP
\$786.00 EDA - MN DEED SCDP GRANT

\$811.50

\$811.50

CLS
9/4/19

DEPT 460500 DEVELOPMENT

FUND 801 ECONOMIC DEVELOPMENT AUTHORITY

FUND 802 HOUSING/REDEVELOPE AUTHORITY

DEPT 460500 DEVELOPMENT

802-460500-190000 DANIEL AND RITA COLE

\$1,000.00 HRA ENERGY EFF. - 929 DEERC

\$1,000.00

\$1,000.00

CLS
9/4/19

DEPT 460500 DEVELOPMENT

FUND 802 HOUSING/REDEVELOPE AUTHORITY



MEMORANDUM

DATE:	September 9, 2019
TO:	EDA President Krant, EDA Board Members, and Administrator Meyer
FROM:	Cynthia Smith Strack, Community Development Director
RE:	Resolution 19-04 Resolution Recommending the Adoption of a Development Program for Municipal Development District No. 3 and a Tax Increment Financing Plan for Tax Increment Financing District No. 3-1

GENERAL INFORMATION

On March 4, 2019 the City Council approved Resolution 19-039 consenting to the process for the creation of a housing tax increment financing district in support of a proposed 72-unit multiple family housing development. Prior to City Council consideration the EDA reviewed the conceptual development and recommended the Council consent to the process.

The developer of Belle Court Apartments has filed a final TIF application and escrow to provide for the creation of documents associated with the housing development. The City's Financial Consultant and the City Attorney's Office have drafted the attached development program and TIF plan. The documents are required in conjunction with consideration of a TIF agreement associated with an individual project.

The EDA is to consider the development program and TIF plan and make a recommendation to the City Council pertaining thereto. The EDA is not being asked to comment on a specific TIF contract or agreement.

Development Program

The establishment of a development program is a statutory requirement for participating in (re)development activities using increment. The development program includes a map of the 'development district' and a general narrative about the City's rationale/purpose for creating the district. The proposed 'development district' is the entire corporate limits.

TIF Plan/TIF District

The TIF plan and TIF District pertain to the general type (e.g. housing) of tax increment envisioned and the boundaries of where a development is being proposed (Lot 7, Block 2 Oak Village). The Plan also describes statutory requirements, the proposed development, the difference between taxes paid currently and those forecast to be paid if a development is completed, and potential impact of the district on other taxing jurisdictions. The TIF plan and district establishment are not a TIF 'deal' contract or agreement.

Please find attached EDA Resolution 19-04 a Resolution Recommending the Adoption of a Development Program for Municipal Development District No. 3 and a Tax Increment Financing Plan for Tax Increment Financing District No. 3-1.



DRAFT FOR PLANNING COMMISSION REVIEW

DEVELOPMENT PROGRAM

Municipal Development District No. 3

City of Belle Plaine, Scott County, Minnesota

Public Hearing: September 16, 2019



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Municipal Development District No. 3

Definitions

The terms defined below shall, for purposes of this Development Program, have the meanings herein specified, unless the context otherwise specifically requires.

"City" means the City of Belle Plaine.

"City Council" means the City Council of the City of Belle Plaine.

"Comprehensive Plan" means the documents which contain the objectives, policies, standards and programs to guide public and private land use, development, redevelopment and preservation for all lands and water within the City.

"County" means the County of Scott, Minnesota.

"Enabling Act" means Minnesota Statutes, 469.124 to 469.134, as amended and supplemented from time to time.

"Development District" means the real property within the City constituting the Municipal Development District No. 3, as described in the Development Program.

"Development Program" means this Development Program for Municipal Development District No. 3, as initially proposed, and as it shall be modified.

"Land Use Regulations" means all federal, state and local laws, rules, regulations, ordinances, and plans relating to or governing the use of development of land in the City, including but not limited to environmental, zoning and building code laws and regulations.

"Municipal Development District Act" means Minnesota Statutes, 469.124 to 469.134, inclusive, as amended.

"Public Costs" means the costs set forth in the Tax Increment Financing Plan, and any other costs eligible to be financed by Tax Increments under the TIF Act or the Municipal Development District Act.

"Public Improvements" means the public improvements described in the Development Program and Tax Increment Financing Plan.

"State" means the State of Minnesota.

"Tax Increment Bonds" means any tax increment bonds or notes issued by the City to finance the Public Costs as stated in the Development Program for Municipal Development District No. 3 and in the Tax Increment Financing Plans, and any obligations issued to refund such bonds.

"TIF Act" means Minnesota Statutes, Sections 479.174 through 479.1799, inclusive, as amended.

"Tax Increment Financing District" means any tax increment financing district presently established or to be established in the future in Municipal Development District No. 3.

"Tax Increment Financing Plan" or "Plan" means the Plans adopted by the City for any Tax Increment Financing District.

Statutory Authority

The City established Municipal Development District No. 3 (the "Development District") pursuant to the Municipal Development District Act. It is authorized that the City will administer the Development District and any tax increment financing districts.

Within the Development District, the City plans to create one or more tax increment financing districts established pursuant to the Tax Increment Act to finance the public improvements proposed for the Development District. The public improvements may be initially financed from other City sources, including, but not limited to the use of improvement bonds issued pursuant to Minnesota Statutes, Chapter 429, which sources the City may reimburse from tax increment proceeds derived from tax increment districts to be created with the Development District.

The tax increment district or districts will be created at such time as will enable the City to capture the increase in taxable value of private improvements to be constructed within the Development District.

Statement of Finding of Public Purpose

In recent months, the City has been reviewing the future development of the community. This review has defined several important roles for the City of Belle Plaine.

- Facilitating development activities that are compatible with overall community development objectives of the City.
- Removing the physical and economic barriers to development.
- Providing the infrastructure needed to support development.
- Providing sites for future development.

The City intends to use the powers allowed under the Enabling Act to fill these roles, to promote development and redevelopment throughout the City, and to pool resources in order to reduce financial barriers to providing decent housing and development and redevelopment opportunities.

The City has found that there is a need for development and redevelopment within the Development District based upon the following conditions:

1. The Development District contains numerous parcels containing buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, and a combination of these and other factors is detrimental to the safety, health, morals or welfare of the community.

2. The Development District suffers from a lack of necessary streets, utilities and site improvements essential to preparing and making sites available for meaningful development.
3. The Development District requires active promotion, attraction, encouragement and development of economically sound commerce through government action for the purpose of preventing emergence and continuation of blight and the occurrence of conditions requiring redevelopment
4. The Development District contains vacant, unused, underused and inappropriately used land.

Therefore, the City has determined to exercise its authority to develop a program for improving the Development District to provide impetus for private development and redevelopment, to provide decent housing to residents, to maintain and increase employment, to provide infrastructure to serve citizens and employees of the City, to utilize existing land for potential redevelopment and to provide other facilities as are outlined in the Development Program.

The City has also determined that proposed developments to be assisted by the City would not occur solely through private investment in the foreseeable future. The City finds that the welfare of the City, as well as the State of Minnesota, requires active promotion, attraction, encouragement and development of economically sound industry and commerce to carry out its stated public purpose objectives.

The City has also determined that any tax increment financing plans to be proposed herein will be consistent with the Development Program, and that the tax increment financing plans will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of the Development District by private enterprise.

Statement of Objectives

The City determines that it is necessary, desirable and in the public interest to establish, designate, develop and administer the Development District. The City determines that the establishment of Municipal Development District No. 3 will provide the City with the ability to achieve certain public purpose objectives not otherwise obtainable in the foreseeable future without City intervention in the normal development process. The City seeks to achieve the following program objectives:

1. Promoting and securing the prompt development of property in the Development District in a manner consistent with the City's planning and with a minimal adverse impact on the environment, which property is less productive because of the lack of proper utilization and lack of investment, and thereby promoting and securing the development of other land in the City;
2. Promoting and securing additional employment opportunities within the Development District and the City for residents of the City and the surrounding area, thereby improving living standards and preventing unemployment and the loss of skilled and unskilled labor and other human resources in the City;

3. Securing the increase in value of property subject to taxation by the City, Belle Plaine Public Schools Independent School District No. 716 and Scott County, and any other taxing jurisdictions in order to better enable such entities to pay for public improvements and governmental services and programs required to be provided by them;
4. Securing the construction and providing of moneys for the payment of the cost of public improvements in the Development District, which are necessary for the orderly and beneficial development of the Development District; and
5. Providing and securing the development of increased opportunities for families to reside in quality owner-occupied housing, for senior citizens to choose from housing options which offer a wide array of services without regard to income, and for residents looking for a wide range of multi-family units.

Statement of Public Facilities and Costs to be Financed

The preceding objectives will be promoted by providing improvements and opportunities within the Development District which may include various types of site improvements, land acquisition, redevelopment, demolition, parking, street, sewer, water and other public improvements. A description of the items of expenditure and the estimated costs can be found in the Tax Increment Financing Plans for the Tax Increment Financing Districts created within this Development District.

Funding of Developments and Redevelopments

To implement the established objectives, the City plans to utilize a number of public and private financing tools. Funding of the necessary activities and improvements in the Development District is expected to be accomplished through, and is not limited to, tax increment financing, special assessments, state aid for road construction, proceeds from the sale of property, and federal and state grants.

Any public facilities within the Development District will be financially feasible and compatible with longer range development plans. Any acquisition of property for the public improvements will be done to provide the impetus for private development within the Development District.

Environmental Controls

All municipal actions, public improvements and private development shall be carried out in a manner consistent with existing environmental controls and all applicable Land Use regulations.

Proposed Reuse of Property

The Development Program contemplates that the City may acquire property and reconvey the same to another entity. Prior to formal consideration of the acquisition of any property, the City will require the execution of a binding development agreement with respect thereto and evidence that Tax Increments or other funds will be available to repay the Public Costs associated with the proposed acquisition. It is the intent of the City to negotiate the acquisition of property whenever possible. Appropriate restrictions regarding the reuse and redevelopment of property shall be incorporated into any development agreement to which the City is a party.

Open Space to be Created

Any open space within the Development District will be created in accordance with the zoning and ordinances of the City.

Administration and Maintenance of Municipal Development District No. 3

Maintenance and operation of the Development District will be the responsibility of the City Administrator, Finance Director, and Community Development Director. Each year, the administrator of the Development District will submit to the City Council the maintenance and operation budget for the following year.

The administrator of the Development District will administer the Development District pursuant to the provision of the Enabling Act; provided, however, that such powers may only be exercised at the direction of the City. No action taken by the administrator of the Development District pursuant to the above-mentioned powers shall be effective without authorization by the City.

Rehabilitation

Owners of properties within the Development District may be encouraged to rehabilitate their properties to conform with the applicable state and local codes and ordinances, as well as any design standards. Persons who purchase property within the Development District from the City may be required to rehabilitate their properties as a condition of sale of land. The City may provide such rehabilitation assistance as may be available from federal, state or local sources.

Relocation

Any person or business that is displaced as a result of the Development Program will be relocated in accordance with Minnesota Statutes, Section 117.50 to 117.56. The City accepts its responsibility for providing for relocation assistance pursuant to the Enabling Act.

Property Acquisition

The City intends to acquire such property, or appropriate interest therein, within the Development District as the Authority may deem to be necessary or desirable to assist in the implementation of the Development Program.

Modification of the Development Program and/or Municipal Development District No. 3

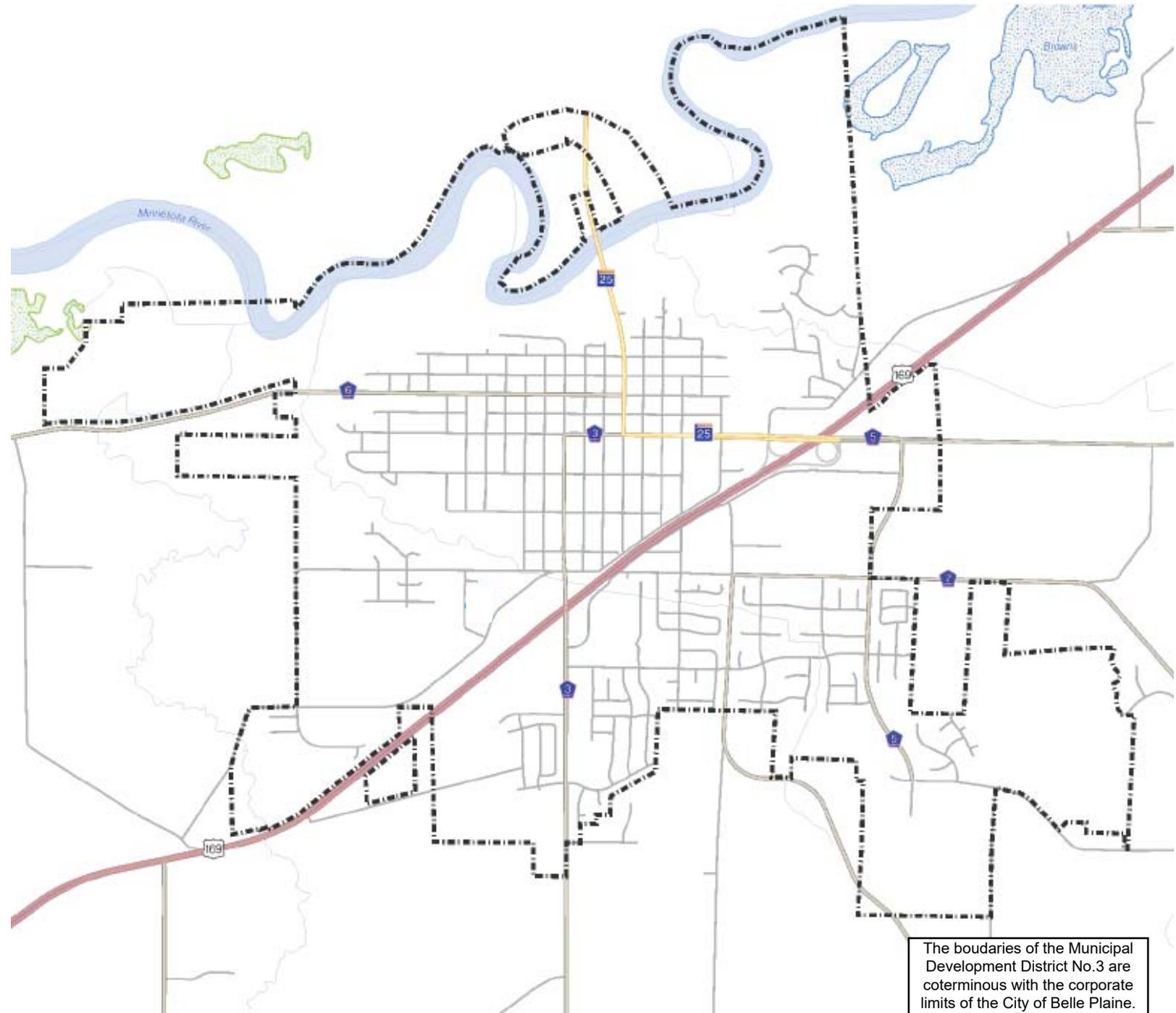
The City reserves the right to alter and amend the Development Program and the Tax Increment Financing Plans, subject to the provisions of state law regulating such action. The City specifically reserves the right to enlarge or reduce the size of the Development District and the Tax Increment Financing District, the Development Program, the Public Costs and the amount of Tax Increment Bonds to be issued to finance such cost by following the procedures specified in Minnesota Statutes, Section 469.175, subdivision 4.

Description of Boundaries of Municipal Development District No. 3

The boundaries of the Development District shall be coterminous with the corporate boundaries of the City of Belle Plaine.

Appendix A: Map of Municipal Development District No. 3

City of Belle Plaine Scott County, Minnesota Municipal Development District No. 3



 Municipal Development District No. 3



DRAFT FOR PLANNING COMMISSION REVIEW

TAX INCREMENT FINANCING PLAN
Tax Increment Financing District No. 3-1: Belle Court
Apartments
(a housing district)

Located in Municipal Development District No. 3

City of Belle Plaine, Scott County, Minnesota

Public Hearing: September 16, 2019



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Tax Increment Financing Plan for Tax Increment Financing District No. 3-1: Belle Court Apartments

Foreword

The City of Belle Plaine (the "City"), staff and consultants have prepared the following information to expedite the establishment of Tax Increment Financing District No. 3-1: Belle Court Apartments (the "District"), a housing tax increment financing district, located in Municipal Development District No. 3 (the "Development District").

Statutory Authority

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S."), Sections 469.124 - 469.133*, inclusive, as amended, and *M.S., Sections 469.174 to 469.1794*, inclusive, as amended (the "Tax Increment Financing Act" or "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Development Plan for the Development District.

Statement of Objectives

The District currently consists of one parcel of land and adjacent and internal rights-of-way. The District is being created to facilitate the development of two 36-unit apartments in the City. The City has not entered into an agreement at this time but has designated Belle Court, LLC / Schrom Construction, Inc. as developer. Development is anticipated to begin in 2019. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for the Development District.

The activities contemplated in the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of the Development District and the District.

Development Program Overview

Pursuant to the Development Program and authorizing state statutes, the City is authorized to undertake the following activities in the District:

1. Property to be Acquired - Selected property located within the District may be acquired by the City and is further described in this TIF Plan.
2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.

3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.
4. The City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

Description of Property in the District and Property to be Acquired

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed below.

Parcel number	Address	Owner
200790120	561 Elk St S	Matthew's

Please also see the map in Appendix A for further information on the location of the District.

Classification of the District

The City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1794*, as amended, inclusive, finds that the District, to be established, is a housing district pursuant to *M.S., Section 469.174, Subd. 11 and M.S., Section 469.1761*.

- The District consists of one parcel.
- The development will consist of 72 units of multi-family rental housing
- 20% of the units will be occupied by person with incomes less than 50% of median income
- No more than 20 percent of the square footage of the building that is receiving assistance from tax increment consists of commercial, retail or other non-residential uses.

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111, 273.112, or 273.114* or *Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

Duration and First Year of Tax Increment of the District

Pursuant to *M.S., Section 469.175, Subd. 1, and Section 469.176, Subd. 1*, the duration and first year of tax increment of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 25 years after receipt of the first increment by the City (a total of 26 years of tax increment). The City elects to receive the first tax increment in 2021, which is no later than four years following the year of approval of the District.

Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2046, or when the TIF Plan is satisfied. The City reserves the right to decertify the District prior to the legally required date.

Original Tax Capacity, Tax Rate and Estimated Captured Net Tax Capacity Value/Increment and Notification of Prior Planned Improvements

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2019 for taxes payable 2020.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2021) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the district;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The original local tax rate for the District will be the local tax rate for taxes payable 2020, assuming the request for certification is made before June 30, 2020. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within the Development District, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2021. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project Tax Capacity		
Project estimated Tax Capacity upon completion	\$143,633	
Original estimated Net Tax Capacity	\$2,888	
<u>Fiscal Disparities</u>	<u>\$0</u>	
Estimated Captured Tax Capacity	\$140,745	
Original Local Tax Rate	<u>148.6300%</u>	Pay 2019
Estimated Annual Tax Increment	\$209,190	
Percent Retained by the City	100%	

Note: Tax capacity includes a 2.0% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 25. The tax capacity of the District in year one is estimated to be \$47,500.

Pursuant to *M.S., Section 469.177, Subd. 4*, the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3*. The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

Sources of Revenue/Bonds to be Issued

The total estimated tax increment revenues for the District are shown in the table below:

SOURCES	
Tax Increment	4,072,914
<u>Interest</u>	<u>407,291</u>
TOTAL	4,480,206

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to incur bonds or other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by pay-as-you-go notes and interfund loans. Any refunding amounts will be deemed a budgeted cost without a formal TIF Plan Modification. This provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of \$2,589,329. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

Uses of Funds

Currently under consideration for the District is a proposal to facilitate the development of two 36-unit apartments. The City has determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described.

The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

USES	
Land/Building Acquisition	375,000
Site Improvements/Preparation	875,000
Affordable Housing	
Utilities	875,000
Other Qualifying Improvements	57,038
Administrative Costs (up to 10%)	407,291
PROJECT AND INTEREST COSTS TOTAL	2,589,329
<u>Interest</u>	<u>1,890,876</u>
PROJECT AND INTEREST COSTS TOTAL	4,480,206

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in the Sources of Revenue section.

Estimated costs associated with the District are subject to change among categories without a modification to this TIF Plan. The cost of all activities to be considered for tax increment financing will not exceed, without formal modification, the budget above pursuant to the applicable statutory requirements. The City may expend funds for qualified housing activities outside of the District boundaries.

Estimated Impact on Other Taxing Jurisdictions

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is \$0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

Impact on Tax Base			
Entity	2018/Pay 2019 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) upon completion	Percent of CTC to Entity Total
Scott County	201,485,950	140,745	0.0699%
City of Belle Plaine	7,040,975	140,745	1.9989%
ISD No. 716	21,231,291	140,745	0.6629%

Impact on Tax Rates				
Entity	Pay 2019 Extension Rate	Percent of Total	CTC	Potential Taxes
Scott County	33.8412%	22.77%	140,745	47,630
City of Belle Plaine	78.6224%	52.90%	140,745	110,657
ISD No. 716	32.2740%	21.71%	140,745	45,424
Other	3.8924%	2.62%	140,745	5,478
Total	148.6300%	100.00%		209,190

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the Pay 2019 rate. The total net capacity for the entities listed above are based on Pay 2019 figures. The District will be certified under the Pay 2020 rates, which were unavailable at the time this TIF Plan was prepared.

Pursuant to *M.S. Section 469.175 Subd. 2(b)*:

- (1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is \$4,072,917;
- (2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is expected. With any addition of new residents or businesses, police calls for service will be increased. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The probable impact of the District on fire protection is not expected to be significant. Typically, new buildings generate few calls, if any, and are of superior construction. The existing buildings, which will be eliminated by the new development, have public safety concerns that include several unprotected old buildings with issues such as access, hydrant locations, and converted structures. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment in vehicles or facilities.

The impact of the District on public infrastructure is expected to be minimal. The development is not expected to significantly impact any traffic movements in the area. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are no additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks. The development in the District is expected to pay for any sanitary sewer (SAC) and water (WAC) connection fees.

The probable impact of any District general obligation tax increment bonds on the ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the City's ability to issue future debt or on

the City's debt limit.

- (3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is \$884,406;
- (4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is \$927,352;
- (5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S. Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

Supporting Documentation

Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S. Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District.

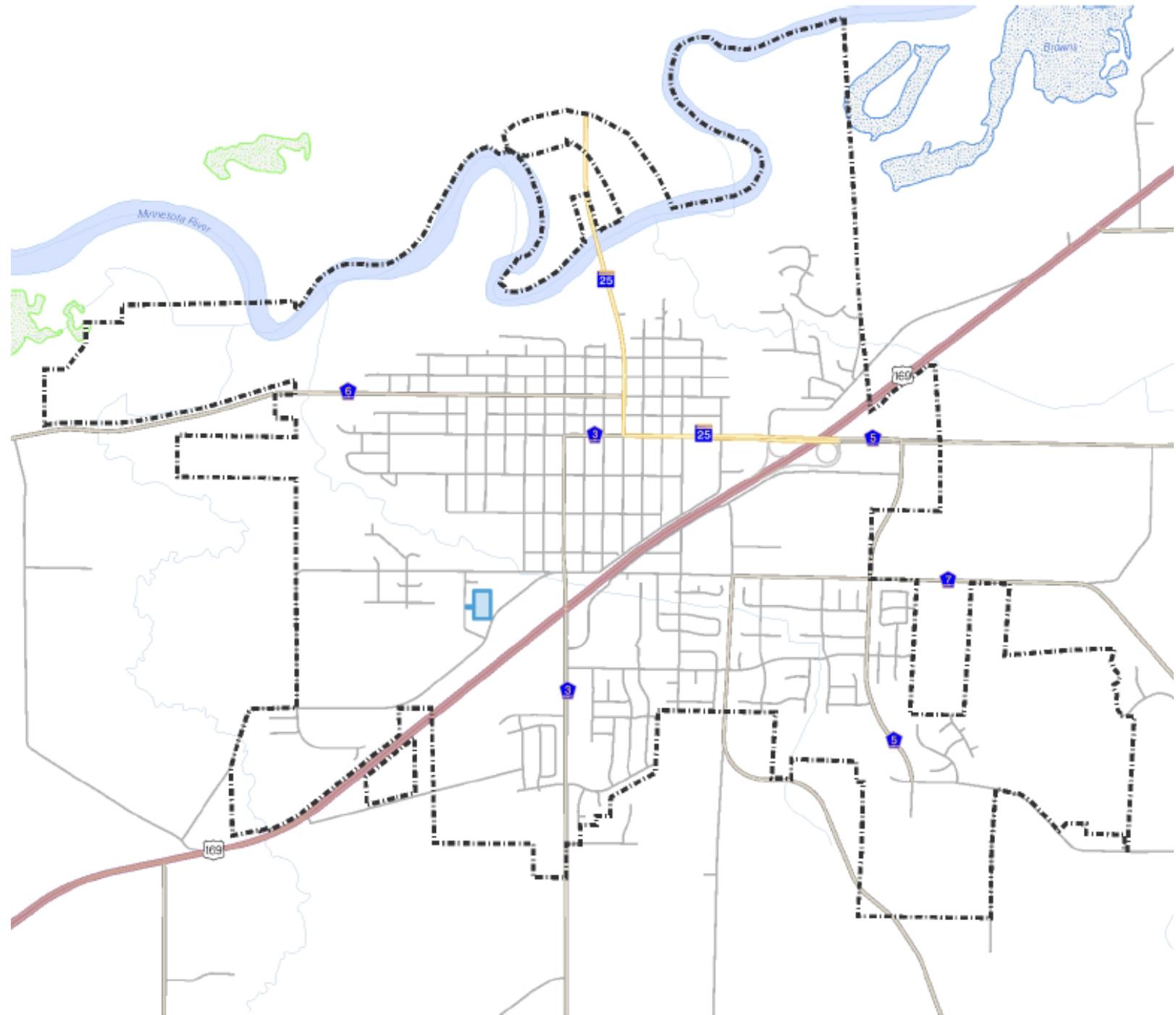
- (i) In making said determination, reliance has been placed upon (1) written representation made by the developer to such effects, (2) review of the developer's proforma; and (3) City staff awareness of the feasibility of developing the project site within the District, which is further outlined in the City Council resolution approving the establishment of the TIF District and Appendix C.
- (ii) A comparative analysis of estimated market value both with and without establishment of the TIF District and the use of tax increments has been performed. Such analysis is included with the cashflow in Appendix B and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the TIF District and the use of tax increments.

Administration of the District

Administration of the District will be handled by the City Administrator, Finance Director, and Community Development Director.

Appendix A: Map of Municipal Development District No. 3 and the TIF District

City of Belle Plaine
Scott County, Minnesota
Municipal Development District No. 1
Tax Increment Financing District 1-1



Appendix B: Estimated Cash Flow for the District



Schrom Housing Development - Proposed TIF District (20/50 Income Limits)

561 Elk Street South, Belle Plaine, Minnesota (TSB Construction)

(2) 3-Story/36-Unit Multifamily Residential Rental Apartment Buildings (Phase 1 and 2)

ASSUMPTIONS AND RATES

DistrictType:	Housing
District Name/Number:	TBD
County District #:	TBD
First Year Construction or Inflation on Value	2019
Existing District - Specify No. Years Remaining	
Inflation Rate - Every Year:	2.00%
Interest Rate:	5.00%
Present Value Date:	1-Feb-20
First Period Ending	1-Aug-20
Tax Year District was Certified:	Pay 2020
Cashflow Assumes First Tax Increment For Development	2021
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2046
Fiscal Disparities Election [Outside (A), Inside (B), or N/A]	NA
Incremental or Total Fiscal Disparities	NA
Fiscal Disparities Contribution Ratio	NA
Fiscal Disparities Metro-Wide Tax Rate	NA
Maximum/Frozen Local Tax Rate:	148.630% Pay 2019
Current Local Tax Rate: (Use lesser of Current or Max.)	148.630% Pay 2019
State-wide Tax Rate (Comm./Ind. only used for total tax)	42.4160% Pay 2019
Market Value Tax Rate (Used for total taxes)	0.08434% Pay 2019

Tax Rates		
Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First	\$150,000	1.50%
Over	\$150,000	2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First	\$150,000	0.75%
Over	\$150,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First	\$500,000	1.00%
Over	\$500,000	1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First	\$500,000	1.00%
Over	\$500,000	1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/Phase
1	200790120	Matthew's	561 Elk St S	231,000	0	231,000	100%	231,000	Pay 2020		-	Rental	2,888	1
				231,000	0	231,000		231,000			0		2,888	

Note:

1. Base values are for pay 2020 based upon review of County website on August 7, 2019.



Schrom Housing Development - Proposed TIF District (20/50 Income Limits)

561 Elk Street South, Belle Plaine, Minnesota (TSB Construction)
 (2) 3-Story/36-Unit Multifamily Residential Rental Apartment Buildings (Phase 1 and 2)

PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2019	Percentage Completed 2020	Percentage Completed 2021	Percentage Completed 2022	First Year Full Taxes Payable
1	Apartments	105,556	105,556	36	3,800,016	Rental	47,500	1,319	100%	100%	100%	100%	2021
2	Apartments	94,444	94,444	36	3,399,984	Rental	42,500	1,181	0%	0%	0%	100%	2024
TOTAL					7,200,000		90,000						
Subtotal Residential					7,200,000		90,000						
Subtotal Commercial/Ind.					0		0						

Note:

1. Market values are based upon estimates from county assessor on December 31, 2018.

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Apartments	47,500	0	47,500	70,600	0	0	3,205	73,804	2,050.12
Apartments	42,500	0	42,500	63,167	0	0	2,868	66,035	1,834.31
TOTAL	90,000	0	90,000	133,767	0	0	6,072	139,839	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	139,839
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(6,072)
less Base Value Taxes	(4,292)
Annual Gross TIF	129,475



**Schrom Housing Development - Proposed TIF District (20/50 Income Limits)
561 Elk Street South, Belle Plaine, Minnesota (TSB Construction)
(2) 3-Story/36-Unit Multifamily Residential Rental Apartment Buildings (Phase 1 and 2)**

TAX INCREMENT CASH FLOW														
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities NA	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
														08/01/20
														02/01/21
100%	47,500	(2,888)	-	44,613	148.630%	66,308	33,154	(119)	(3,303)	29,731	27,608	0.5	2021	08/01/21
							33,154	(119)	(3,303)	29,731	54,543	1	2021	02/01/22
100%	48,450	(2,888)	-	45,563	148.630%	67,720	33,860	(122)	(3,374)	30,364	81,381	1.5	2022	08/01/22
							33,860	(122)	(3,374)	30,364	107,564	2	2022	02/01/23
100%	49,419	(2,888)	-	46,532	148.630%	69,160	34,580	(124)	(3,446)	31,010	133,651	2.5	2023	08/01/23
							34,580	(124)	(3,446)	31,010	159,103	3	2023	02/01/24
100%	92,907	(2,888)	-	90,020	148.630%	133,797	66,898	(241)	(6,666)	59,992	207,140	3.5	2024	08/01/24
							66,898	(241)	(6,666)	59,992	254,005	4	2024	02/01/25
100%	94,766	(2,888)	-	91,878	148.630%	136,558	68,279	(246)	(6,803)	61,230	300,671	4.5	2025	08/01/25
							68,279	(246)	(6,803)	61,230	346,199	5	2025	02/01/26
100%	96,661	(2,888)	-	93,773	148.630%	139,375	69,688	(251)	(6,944)	62,493	391,533	5.5	2026	08/01/26
							69,688	(251)	(6,944)	62,493	435,761	6	2026	02/01/27
100%	98,594	(2,888)	-	95,707	148.630%	142,249	71,124	(256)	(7,087)	63,781	479,800	6.5	2027	08/01/27
							71,124	(256)	(7,087)	63,781	522,765	7	2027	02/01/28
100%	100,566	(2,888)	-	97,678	148.630%	145,179	72,590	(261)	(7,233)	65,096	565,545	7.5	2028	08/01/28
							72,590	(261)	(7,233)	65,096	607,282	8	2028	02/01/29
100%	102,577	(2,888)	-	99,690	148.630%	148,169	74,084	(267)	(7,382)	66,436	648,840	8.5	2029	08/01/29
							74,084	(267)	(7,382)	66,436	689,384	9	2029	02/01/30
100%	104,629	(2,888)	-	101,741	148.630%	151,218	75,609	(272)	(7,534)	67,803	729,753	9.5	2030	08/01/30
							75,609	(272)	(7,534)	67,803	769,137	10	2030	02/01/31
100%	106,721	(2,888)	-	103,834	148.630%	154,328	77,164	(278)	(7,689)	69,198	808,352	10.5	2031	08/01/31
							77,164	(278)	(7,689)	69,198	846,609	11	2031	02/01/32
100%	108,856	(2,888)	-	105,968	148.630%	157,501	78,750	(284)	(7,847)	70,620	884,701	11.5	2032	08/01/32
							78,750	(284)	(7,847)	70,620	921,864	12	2032	02/01/33
100%	111,033	(2,888)	-	108,145	148.630%	160,737	80,368	(289)	(8,008)	72,071	958,865	12.5	2033	08/01/33
							80,368	(289)	(8,008)	72,071	994,964	13	2033	02/01/34
100%	113,254	(2,888)	-	110,366	148.630%	164,037	82,019	(295)	(8,172)	73,551	1,030,906	13.5	2034	08/01/34
							82,019	(295)	(8,172)	73,551	1,065,970	14	2034	02/01/35
100%	115,519	(2,888)	-	112,631	148.630%	167,404	83,702	(301)	(8,340)	75,060	1,100,882	14.5	2035	08/01/35
							83,702	(301)	(8,340)	75,060	1,134,942	15	2035	02/01/36
100%	117,829	(2,888)	-	114,942	148.630%	170,838	85,419	(308)	(8,511)	76,600	1,168,853	15.5	2036	08/01/36
							85,419	(308)	(8,511)	76,600	1,201,937	16	2036	02/01/37
100%	120,186	(2,888)	-	117,298	148.630%	174,340	87,170	(314)	(8,686)	78,171	1,234,876	16.5	2037	08/01/37
							87,170	(314)	(8,686)	78,171	1,267,012	17	2037	02/01/38
100%	122,589	(2,888)	-	119,702	148.630%	177,913	88,956	(320)	(8,864)	79,773	1,299,006	17.5	2038	08/01/38
							88,956	(320)	(8,864)	79,773	1,330,220	18	2038	02/01/39
100%	125,041	(2,888)	-	122,154	148.630%	181,557	90,778	(327)	(9,045)	81,406	1,361,296	18.5	2039	08/01/39
							90,778	(327)	(9,045)	81,406	1,391,614	19	2039	02/01/40
100%	127,542	(2,888)	-	124,654	148.630%	185,274	92,637	(333)	(9,230)	83,073	1,421,799	19.5	2040	08/01/40
							92,637	(333)	(9,230)	83,073	1,451,247	20	2040	02/01/41
100%	130,093	(2,888)	-	127,205	148.630%	189,065	94,533	(340)	(9,419)	84,773	1,480,565	20.5	2041	08/01/41
							94,533	(340)	(9,419)	84,773	1,509,167	21	2041	02/01/42
100%	132,695	(2,888)	-	129,807	148.630%	192,932	96,466	(347)	(9,612)	86,507	1,537,643	21.5	2042	08/01/42
							96,466	(347)	(9,612)	86,507	1,565,425	22	2042	02/01/43
100%	135,349	(2,888)	-	132,461	148.630%	196,877	98,438	(354)	(9,808)	88,276	1,593,082	22.5	2043	08/01/43
							98,438	(354)	(9,808)	88,276	1,620,066	23	2043	02/01/44
100%	138,055	(2,888)	-	135,168	148.630%	200,900	100,450	(362)	(10,009)	90,080	1,646,929	23.5	2044	08/01/44
							100,450	(362)	(10,009)	90,080	1,673,137	24	2044	02/01/45
100%	140,817	(2,888)	-	137,929	148.630%	205,004	102,502	(369)	(10,213)	91,920	1,699,228	24.5	2045	08/01/45
							102,502	(369)	(10,213)	91,920	1,724,683	25	2045	02/01/46
100%	143,633	(2,888)	-	140,745	148.630%	209,190	104,595	(377)	(10,422)	93,797	1,750,024	25.5	2046	08/01/46
							104,595	(377)	(10,422)	93,797	1,774,746	26	2046	02/01/47
Total							4,087,630	(14,715)	(407,291)	3,665,623				
			Present Value From 02/01/2020		Present Value Rate	5.00%	1,979,065	(7,125)	(197,194)	1,774,746				

Appendix C: Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing District No. 3-1, as required pursuant to Minnesota Statutes, Section 469.175, Subdivision 3 are as follows:

1. *Finding that Tax Increment Financing District No.3-1 is a housing district as defined in M.S., Section 469.174, Subd. 11.*

TIF District No. 3-1 consists of one parcel. The development will consist of approximately 72 apartment units. A portion of the housing units will receive tax increment assistance and will meet income restrictions described in *M.S. 469.1761*. At least 20 percent of the units receiving assistance will have incomes at or below 50 percent of statewide median income.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future.*

The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that the development proposed in this plan contains affordable, workforce housing units that meet the City's objectives for development. The cost of site improvements and construction makes this housing development infeasible without City assistance. The cost of construction is the same for workforce housing units as they are for market rate projects. The decreased rental income from the affordable units, means there is less cash flow available to service the operating and debt expenses for the project. The leaves a gap in funding for the project. The need to offset this reduction in rents for the workforce housing units makes this housing development feasible only through assistance, in part, from tax increment financing. The developer was asked for and provided a letter and a pro forma as justification that the project would not have gone forward without tax increment assistance.

The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan: This finding is justified on the grounds that the costs of site improvements and construction of affordable housing add to the total development cost. Historically, the costs of site improvements, as well as high market rate rents in the City have made development of affordable housing infeasible without tax increment assistance. Although other projects could potentially be proposed, the City reasonably determines that no other redevelopment of similar scope providing the desired affordability can be anticipated on this site without substantially similar assistance being provided to the development.

3. *Finding that the TIF Plan for Tax Increment Financing District No. 3-1 conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The Planning Commission will review the Plan on August 12 and must find that the TIF Plan conforms to the general development plan of the City. The TIF Plan must be

consistent with amendments approved by the City Council to the Comprehensive Guide Plan and zoning.

4. *Finding that the TIF Plan for Tax Increment Financing District No. 3-1 will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development or redevelopment of Municipal Development District No. 3 by private enterprise.*

The project to be assisted by the District is expected to result in diversified housing opportunities and increased employment and increased tax base in the City and the State of Minnesota, and the addition of a high-quality development to the City.

BELLE PLAINE ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. 19-04

**RESOLUTION RECOMMENDING THE ADOPTION OF A
DEVELOPMENT PROGRAM FOR MUNICIPAL
DEVELOPMENT DISTRICT NO. 3 AND A TAX INCREMENT
FINANCING PLAN FOR TAX INCREMENT FINANCING
DISTRICT NO. 3-1**

WHEREAS, the Belle Plaine Economic Development Authority (the “Authority”) has been established by the City of Belle Plaine, Minnesota (the “City”) in accordance with an enabling resolution adopted by the City Council of the City on November 19, 1990, and the laws of the State of Minnesota; and

WHEREAS, the City has proposed to approve a new development program (the “Development Program”) for Municipal Development District No. 3 (the “Development District”), pursuant to Minnesota Statutes, Sections 469.124 through 469.133, as amended, and approve a new tax increment financing plan (the “TIF Plan”) for Tax Increment Financing District No. 3-1 (the “TIF District”), a housing district, within the Development District pursuant to Minnesota Statutes, Sections 469.174 through 469.1794, as amended; and

WHEREAS, the Development District and the TIF District are proposed to be administered by the City; and

WHEREAS, there have been presented before the Board of Commissioners of the Authority (the “Board”) copies of the proposed Development Program and TIF Plan; and

WHEREAS, the City Council will conduct a public hearing on the Development Program and the TIF Plan at its meeting on September 16, 2019; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Belle Plaine Economic Development Authority that:

1. It is in the best interest of the City to recommend the approval of the Development Program and the TIF Plan, and the Development Program and the TIF Plan are hereby transmitted to the City Council of the City for consideration and approval.
2. This resolution shall be in full force and effect following its adoption.

Approved by the Board of Commissioners of the Belle Plaine Economic Development Authority this 9th day of September, 2019.

President

ATTEST:

Secretary



MEMORANDUM

DATE: September 9, 2019
TO: EDA President Krant, EDA Board Members, and Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: 5.2 Discussion: 2020 Scott County Economic Development Incentive Program

GENERAL INFORMATION

The Scott County Community Development Agency (CDA) has \$350,000 in matching Economic Development Incentive (EDI) grant dollars available for the 2020 cycle. Completed applications are due November 1, 2019.

As in previous years, two types of grants may be requested:

Corridor Readiness

Corridor readiness grants can be used for activities directly related to a development/redevelopment project (e.g., market analysis, concept development, site design, infrastructure design, industrial park platting, geotechnical studies, zoning studies, engineering studies, and environmental studies) to be developed as part of an overall development or redevelopment plan. Maximum per project grant is \$100,000. Eligible projects must be completed by December 31, 2020 and a 33% local match is required.

Technical Assistance

Technical assistance grants can be used for projects that enhance economic development activities with the goal of achieving new job creation in Scott County. Eligible Activities Include (but are not limited to): local or regional marketing programs; creation of local business subsidy/development incentive programs; completion of studies necessary to promote and enhance economic development opportunities; local business surveys; and local incubator/accelerator programs.

In past years the City/EDA have received grant funds to assist with:

- Preparation of marketing materials (folders and brochures).
- A business retention and expansion survey.
- Creation of a jobs website.
- Scoping study for northern sanitary interceptor sewer.
- Platting of Buesgens Commercial Center.
- Development of plans and easement negotiation relating to northern interceptor sewer.
- Development of plans for extension of street and utilities in Buesgens Commercial Center.

Staff is seeking input from the EDA pertaining to identification of potential grant projects.

REPORT ATTACHMENTS

- EDI Grant Program information
- Previous grants issued



Economic Development Incentive Grant Program Application Guide (2020)

I. PURPOSE

The Economic Development Incentive Grant Program (the “EDI Program”) was established in March of 2014 and is funded by the Scott County Community Development Agency (CDA). The goals of the EDI Program are to facilitate the creation of jobs, increase the tax base and improve the quality of life in Scott County through two specific strategies: Corridor Readiness and Technical Planning Assistance.

Corridor Readiness. This program is intended to assist communities in completing land use, transportation and environmental studies and contracted planning services that are intended to maximize development and/or redevelopment opportunities and the investment of capital within key commercial corridors identified as follows: I-35W, U.S. Hwy 169, TH 13, CR 42, CR 21, CR 282/CR 17/TH 13 area, and TH 21 in New Prague.

Technical Assistance. This program is intended to provide funding for those projects that will enhance economic development activities with the goal of achieving increased tax base and/or new job creation/retention in Scott County.

II. PROGRAM INFORMATION

Eligible Applicants: Eligible applicants for this program are Scott County and the seven incorporated cities within Scott County (Belle Plaine, Elko New Market, Jordan, New Prague, Prior Lake, Savage, and Shakopee). Applicants may apply annually for funding in each program category and may also be eligible to receive a grant award in each program category. Additionally, applicants also are eligible to submit multiple projects for funding within a program category, but need to provide a priority ranking for all projects submitted.

Applicants are not eligible to receive funding within either program category for more than two consecutive years. All eligible applicants called out above are eligible for both grants in 2020. The CDA reserves the right to modify the eligibility of any city based on applications received and the total funding requested.

Application Instructions: It is the applicant's responsibility to be aware of the submission requirements needed to prepare a complete application in accordance with this guide. The application consists of the EDI Program application form and all required attachments, including the required resolution. The application form will be available in the resource library on the Scott County CDA website by September 10, 2019 at www.scottcda.org.

The applicant shall submit an **electronic copy only** of the application. The electronic application should be submitted to Stacy Crakes, Business Development Director, at scrakes@scottfss.org and must be received **no later than 4:00 p.m. on Friday, November 1, 2019**.

Applications determined by the CDA to be incomplete or not legible will not be accepted and will be returned to the applicant. No applications, attachments or documentation will be accepted after the application due date unless requested by the CDA. Applications will not be accepted by facsimile. The CDA retains the right to reject in whole or in part any application for any reason.

Contact Stacy Crakes, (952) 496-8613 or scrakes@scottfss.org if you require assistance with submitting your application.

III. CORRIDOR READINESS GRANTS

Maximum Award per project: \$100,000

Local Match: 1:2 (for every \$2 of grant award the applicant and associated partners must provide \$1). * Local cash match of 1:2 is required and does not include in-kind staff time.

Project Completion Date: Project must be completed by December 31, 2020.

Distribution of Grant Funds: Grant reimbursement requests must be accompanied by appropriate documentation including 1-2 page documentation describing the outcomes from the project and/or actual final project reports, as well as paid invoices for applicable work completed. Reimbursement in full upon completion of the project is preferred, though a mid-year payment up to 50% of the awarded amount can be considered if requested. Waivers and extensions requested by the grantee will be considered on a case by case basis depending on the merits of the request.

Program Description: Corridor Readiness grant funding shall be used for those activities which will result in providing clarity and resolution to unknown environmental, development, transportation or related impact to existing systems (i.e. water, sewer, storm water, wetland, roadways). Eligible funding activities shall also include those directly related to a development/redevelopment project (e.g., market analysis, concept development, site design, infrastructure design, industrial park platting, geotechnical studies, zoning studies, engineering studies, and environmental studies) to be developed as part of an overall development or redevelopment plan.

Eligible Activities Include (but are not limited to):

1. Land Use Studies
2. Traffic Studies
3. Environmental Studies (EAW, AUAR, EIS)
4. Wetland Studies
5. Storm Water Analysis
6. Water and Sewer Studies
7. Geotechnical Reports
8. Industrial/Business Park Platting
9. Infrastructure Design

Ineligible Activities: Corridor Readiness Grant funds cannot be used toward the following project activities:

1. Costs not included in the application
2. Local administration expenses or overhead, including time and application fees paid to the city
3. Equipment
4. Capital improvements
5. Property acquisition and/or relocation expenses
6. Building demolition/site remediation costs

Threshold Criteria: Applicants must first meet the threshold criteria to be considered for funding.

1. Proposed activities must be located within one of the key Scott County transportation corridors identified on page 1 of this document.
2. Application must be approved by the respective city council or county board by resolution that includes the Required Resolution Provisions (attached). Resolutions must be provided at the time of application.
3. Application must demonstrate a minimum leverage rate of 1:2 (\$1 of other funds for every \$2 of Corridor Readiness Grant).
4. Applicant funding must account for at least 20% of the total grant being requested.

Competitive Criteria: If the application meets all threshold criteria, the application will then be reviewed and ranked on the following competitive criteria.

1. Economic Benefit. The project should have a defined impact on the community and region. This impact is measurable through indicators such as potential growth in property taxes and new and/or retained direct, indirect, and induced livable wage jobs. [30 Maximum Points]

Economic Benefit points will be awarded as follows below:

Anticipated creation/retention of jobs resulting from project.

- 0 to 5 jobs created/retained = 5 points
- 6 to 10 jobs created/retained = 10 points
- 11 or more jobs created/retained = 15 points

Realistic projections of tax value increase resulting from project.

- 0 to 50% increase = 5 points
- 51% to 99% increase = 10 points
- 100% or more increase = 15 points

2. Leverage/Collaboration. Applications may include a variety of funding sources committed to the project, but **applicant funding must account for at least 20% of the total grant being requested.** Evidence of all funding commitments must be submitted with application. [35 Maximum Points]

Leverage/Collaboration points will be awarded as follows:

- City Participation = 10 points
- Private Investment = 10 points
- County Funding = 5 points
- State Funding = 5 points
- Federal Funding/Other = 5 points (other funding source should be defined in application)

3. Strategy Support. Applications should demonstrate how they support the overall goals and objectives of the community's Comprehensive Plan, the SCALE Unified Economic Development, Land Use, and Transportation Plan Charter and/or the Live Learn Earn initiative. Projects should promote and parallel the outcomes of the city's strategies and greater SCALE effort. [25 Maximum Points]

Strategy Support points will be awarded based on key SCALE/county-wide strategy areas as follows:

- Creation/Retention of Livable Wage Jobs paying \$25/hour or more = 10 points
 - Workforce Housing = 10 points
 - Transportation = 10 points
 - Higher Education = 10 points
 - Other Commercial/Industrial Development = 5 points
4. Readiness to Proceed. The applicant should demonstrate that a development project has a strong likelihood to proceed with the identified project upon funding award (e.g. evidence of landowner letters of support, letters of intent, conditional site control, etc.). [10 Maximum Points]

IV. TECHNICAL ASSISTANCE GRANTS

Maximum Award per project: \$25,000

Local Match: 1:1 (for every \$1 of grant award applicant and associated partners must also provide \$1) * Local cash match of 1:1 is required and does not include in-kind staff time.

Project Completion Date: Project must be completed by December 31, 2020.

Distribution of Grant Funds: Grant reimbursement requests shall be processed upon receipt of a final project report. Final project report shall include appropriate 1-2 page documentation describing the outcomes from the project and/or actual final project reports, as well as paid invoices for applicable work completed. Waivers and extensions requested by the grantee will be considered on a case by case basis depending on the merits of the request.

Program Description: The Technical Assistance program is intended to provide funding for those projects that will enhance economic development activities with the goal of achieving new job creation in Scott County.

Eligible Activities Include (but are not limited to):

1. Local or Regional Marketing Programs
2. Creation of local business subsidy/development incentive programs
3. Completion of studies necessary to promote and enhance economic development opportunities
4. Local Business Surveys
5. Local Incubator/Accelerator Program
6. Projects that are consistent with the Unified Economic Development, Land Use and Transportation Plan Charter goals and objectives and the work plan

Ineligible Activities:

1. Costs not included in the application
2. Local administration expenses or overhead, including time and application fees paid to the city
3. Equipment
4. Capital improvements
5. Property acquisition and/or relocation expenses
6. Building demolition/site remediation costs

Threshold Criteria: Applicants must first meet the threshold criteria to be considered for funding.

1. Application must be approved by the respective city council or county board by resolution that includes the Required Resolution Provisions (attached). Resolution must be provided at the time of application.
2. Application must demonstrate a minimum leverage rate of 1:1 (\$1 of other funds for every \$1 of Technical Assistance Grant).
3. Applicant funding must account for at least 25% of the total grant being requested.

Competitive Criteria: If the application meets all threshold criteria, the application will then be reviewed and ranked on the following competitive criteria.

1. Economic Benefit. The project should have a defined impact on the community and region. This impact is measurable through indicators such as potential growth in property taxes and new and/or retained direct, indirect, and induced Livable Wage Jobs. [30 Maximum Points]

Economic Benefit points will be awarded as follows below:

Anticipated creation/retention of jobs resulting from project.

- 0 to 5 jobs created/retained = 5 points
- 6 to 10 jobs created/retained = 10 points
- 11 or more jobs created/retained = 15 points

Realistic projections of tax value increase resulting from project.

- 0 to 50% increase = 5 points
- 51% to 99% increase = 10 points
- 100% or more increase = 15 points

2. Leverage/Collaboration. Applications may include a variety of funding sources committed to the project, but **applicant funding must account for at least 25% of the total grant being requested**. Evidence of all funding commitments must be submitted with application. [35 Maximum Points]

Leverage/Collaboration points will be awarded as follows:

- City Participation = 10 points
- Private Investment = 10 points
- County Funding = 5 points
- State Funding = 5 points
- Federal Funding/Other = 5 points (other funding source should be defined in application)

3. Strategy Support. Applications should demonstrate how they support the overall goals and objectives of the community's Comprehensive Plan, the SCALE Unified Economic Development, Land Use, and Transportation Plan Charter and/or the Live Learn Earn initiative. Projects should promote and parallel the outcomes of the city's strategies and greater SCALE effort. [20 Maximum Points]

Strategy Support points will be awarded based on key SCALE/county-wide strategy areas as follows:

- Creation/Retention of Livable Wage Jobs paying \$25/hour or more = 10 points
 - Workforce Housing = 10 points
 - Transportation = 10 points
 - Higher Education = 10 points
 - Other Commercial/Industrial Development = 5 points
4. Readiness to Proceed. The applicant should demonstrate that a development project has a strong likelihood to proceed with the identified project upon funding award (e.g. evidence of landowner letters of support, letters of intent, conditional site control, etc.). [10 Maximum Points]

V. SELECTION

Applications will be reviewed by a selection committee designated by CDA staff. Applications must be complete and received at the CDA by the due date. The selection committee will include Commissioners from the CDA Board, and after project selection by the designated selection committee, the CDA will issue a letter of commitment and enter into a grant agreement with the city/county.

VI. GRANT AGREEMENT

CDA staff will work with the city/county and enter into a Grant Agreement. This agreement will detail the terms and conditions of the grant and allow for the release of funds to the grant recipient. The grant agreement will require funds to be spent no later than December 31, 2020. The Grant Agreement must be fully executed by both parties no later than December 31, 2019. Waivers and extensions to any provision in the agreement requested by the grantee will be considered on a case by case basis depending on the merits of the request. Grants will be paid on a reimbursement basis. Grantees will be required to submit semi-annual progress reports to the CDA when requested.

CDA - Economic Development Grants Awarded (By City)
2011, 2013 - 2019

Year	Grant Type Awarded	City	Project	Award Amount
2011	TAP Grant	Belle Plaine	Belle Plaine Marketing and Branding Strategy	\$15,000
2013	TAP Grant	Belle Plaine	Economic Development & Marketing Activities	\$15,000
2014	Technical Assistance	Belle Plaine	Business Retention Expansion Strategies Program	\$6,000
2016	Corridor Readiness	Belle Plaine	Platting of property within SCALE established transportation corridor: Buesgens	\$11,352.00
2016	Corridor Readiness	Belle Plaine	Feasibility Report: Extension of North Sanitary Interceptor Sewer	\$11,333.00
2016	Technical Assistance	Belle Plaine	Pair Smart Jobs Board application with city website and make accessible from mobile devices - android and IOS platforms	\$4,425.00
2017	Corridor Readiness	Belle Plaine	Phase I Northern sanitary interceptor sewer extension planning and easement acquisition	\$42,200.00
2017	Corridor Readiness	Belle Plaine	Drafting of construction documents for street and municipal utility extension in SCALE established transportation corridor: Buesgens Commercial Center	\$23,100.00
			BELLE PLAINE TOTAL =	\$128,410.00
2011	TAP Grant	Elko New Market	Economic Development Strategy	\$15,000
2013	TAP Grant	Elko New Market	Property Acquisition/Demolition	\$15,000
2014	Corridor Readiness	Elko New Market	CSAH 2/I-35 SE Quadrant Environmental Study (AUAR)	\$125,000
2015	Corridor Readiness	Elko New Market	I-35 Utility Extension Preliminary Design Study	\$47,525
2015	Technical Assistance	Elko New Market	CSAH 2 Corridor Development Infrastructure Needs Study	\$30,000
2016	Technical Assistance	Elko New Market	I-35 Utility Design	\$28,621.00
2016	Technical Assistance	Elko New Market	City Branding Initiative	\$13,250.00
2017	Corridor Readiness	Elko New Market	Interchange Area Design Services	\$103,334.00
2018	Corridor Readiness	Elko New Market	West Interchange Area AUAR	\$77,500.00
			ELKO NEW MARKET TOTAL =	\$455,230.00
2011	TAP Grant	Jordan	Jobs In Jordan - Business retention and expansion surveys	\$15,000
2013	TAP Grant	Jordan	Downtown Master Plan	\$15,000
2014	Technical Assistance	Jordan	Downtown Master Vision Implementation	\$30,000
2015	Corridor Readiness	Jordan	Southwest Interceptor Project	\$56,150
2016	Corridor Readiness	Jordan	SW Interceptor	\$60,000.00
2016	Corridor Readiness	Jordan	190th/CR 9 Growth Area Traffic Study	\$60,000.00
2018	Technical Assistance	Jordan	169/282/9 Interchange Consensus Building & Alternatives	\$45,000.00
2019	Corridor Readiness	Jordan	TH 282/Creek Lane Improvements & Interchange Preparations	\$125,000.00
			JORDAN TOTAL =	\$406,150.00

CDA - Economic Development Grants Awarded (By City)
2011, 2013 - 2019

Year	Grant Type Awarded	City	Project	Award Amount
2011	TAP Grant	New Prague	Industrial Park Phase II: Master Planning Services and Engineering Feasibility Report	\$15,000
2013	TAP Grant	New Prague	Industrial Park Phase II	\$15,000
2014	Corridor Readiness	New Prague	Industrial Park: Traffic Impact Study, Wetland Delineation, ESA 1, and Annexation Survey	\$13,000
2015	Corridor Readiness	New Prague	Industrial Park: Platting & Infrastructure Design	\$37,200
2015	Technical Assistance	New Prague	Industrial Park: Shovel Ready Certification	\$1,625
2018	Corridor Readiness	New Prague	Sanitary Sewer System Study	\$87,067
			NEW PRAGUE TOTAL =	\$168,892.00
2011	TAP Grant	Prior Lake	Prior Lake Economic Development and Strategy Marketing Program	\$15,000
2013	TAP Grant	Prior Lake	CR 42 Land Use Study	\$15,000
2014	Technical Assistance	Prior Lake	Downtown Parking Analysis	\$15,000
2015	Technical Assistance	Prior Lake	Technology Village Acceleration - Phase III	\$12,500
			PRIOR LAKE TOTAL =	\$57,500.00
2011	TAP Grant	Savage	Savage Parcel Evaluation from CR 27 realignment	\$15,000
2013	TAP Grant	Savage	Small Business Development Workshops	\$15,000
2015	Technical Assistance	Savage	Hwy 13 Redevelopment Study	\$30,000
2016	Corridor Readiness	Savage	Valley Oil Site Environmental and Geotechnical Assessments	\$26,066.64
2016	Corridor Readiness	Savage	TH 13/Dakota and Yosemite Design Study	\$50,000.00
2017	Corridor Readiness	Savage	Valley Oil Cleanup Grant Writing and ALTA Survey	\$7,048.80
2018	Technical Assistance	Savage	5505 West 123rd St Market Study	\$5,000.00
2019	Corridor Readiness	Savage	West End Hamilton District CLOMR and Regional Stormwater Analysis	\$55,133.00
			SAVAGE TOTAL =	\$203,248.44
2011	TAP Grant	Shakopee	Economic Development Strategy	\$15,000
2013	TAP Grant	Shakopee	CR 101 Marketing Plan	\$15,000
2014	Corridor Readiness	Shakopee	CR 83 Corridor Study	\$66,666
2016	Technical Assistance	Shakopee	Downtown Shakopee Streetscape and Public Realm Design	\$30,000.00
2017	Corridor Readiness	Shakopee	169/69 Jackson Township Corridor	\$125,000.00
2019	Corridor Readiness	Shakopee	169/69 West End AUAR	\$95,040.00
2019	Technical Assistance	Shakopee	Scott County Innovation Center Feasibility Study	\$30,000.00
			SHAKOPEE TOTAL =	\$376,706.00

CDA - Economic Development Grants Awarded (By City)
2011, 2013 - 2019

Year	Grant Type Awarded	City	Project	Award Amount
2011	TAP Grant	SCALE	Broadband Assessment	\$45,000
2013	TAP Grant	SCALE	SCALE Unified Plan Alternative Scenario Planning Phase I-III and Fiscal Impact of Annexation on Jackson Township	\$45,000
2014	N/A	SCALE	Dan Patch Study	\$78,497
2014	Technical Assistance	All Cities	Livability Magazine	\$5,837
2015	Corridor Readiness	Scott County	Hwy 169 Frontage Road Study	\$125,000
2018	Technical Assistance	Scott County	Resilient Communities Partnership	\$15,000
2018	Corridor Readiness	Scott County	Sand Creek Township TH 169 Corridor Study	\$100,000
			SCALE TOTAL =	\$414,334.00

CDA GRANTS TOTAL = \$2,210,470.44



MEMORANDUM

DATE: September 9, 2019
TO: President Krant, Members of the EDA, and Administrator Meyer
FROM: Cynthia Smith Strack, Community Development Director
RE: Item 6.2 Director's Report

Design Committee

The Design Committee did not meet in September.

Planning Commission

The Planning Commission will meet at 6:30 p.m. on September 9th. Agenda items include:

- Recommendation: Belle Court Apartments final planned unit development plan
- Consideration of updates to R-7 Mixed Housing (medium and high density) Residential District

Other

- Discussion Façade Improvement Loan program with two business leads.
- Zoning information to four businesses.
- Verification of property listings with CoStar.
- SCDP grant application coordination.
- Coordinate review of final TIF application – Belle Court Apartments.
- Coordinate review of PUD plans for 100 Block Court Street East.
- Property use issue – 961 Meridian Street South.
- Attend Chamber meeting.
- Attend SCALE tech team meeting.
- Follow up Jane Properties Subdivision outstanding items.
- Coordinate final review of 2040 Comp Plan with TCMC staff.
- Coordinate review Scott Schmidt PUD.
- Code compliance issues processed.