

SCHEDULE OF EVENTS

THE CITY OF RAMSEY ANOKA COUNTY, MINNESOTA

FOR THE MODIFICATION TO THE DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 1

AND FOR THE MODIFICATION OF TAX INCREMENT FINANCING DISTRICTS NO. 1 AND NO. 2 (both redevelopment districts)

Draft as of September 26, 2011

- October 11, 2011 City Council calls for a public hearing on the proposed modification to the Development Program for Development District No. 1 and the proposed modification of TIF Districts No. 1 and No. 2.
- October 21, 2011 Project information (property identification numbers and legal descriptions, detailed project description, maps, but/for statement, and list of sources and uses of funds) for drafting necessary documentation sent to Ehlers.
- N/A Project information submitted to the County Board for review of county road impacts (at least 45 days prior to public hearing). **The County Board, by law, has 45 days to review the TIF Plan to determine if any county roads will be impacted by the development. Because the City staff believes that the proposed tax increment financing district will not require unplanned county road improvements, the TIF Plan will not be forwarded to the County Board 45 days prior to the public hearing. Please be aware that the County Board could claim that tax increment should be used for county roads, even after the public hearing*
- November 11, 2011 Fiscal/economic implications received by School Board Clerk and County Auditor (at least 30 days prior to public hearing). *[Ehlers will fax & mail on or before November 11, 2011]*
- November 15, 2011 Ehlers conducts internal review of the Modifications.
- December 1, 2011 Planning Commission reviews the Modifications to determine if they are in compliance with City's comprehensive plan and adopts a resolution approving the Modifications.
- December 2, 2011 Date of publication of TIF public hearing notice with map (at least 10 days but not more than 30 days prior to hearing). *[Ehlers will e-mail notice & map to the Anoka County Union by 10:00 A.M. on November 30, 2011 to legals.abc@ecm-inc.com]*
- December 13, 2011 City Council opens public hearing at 7:15 p.m. on the modification to the Development Program for Development District No. 1 and the modification of Tax Increment Financing Districts No. 1 and No. 2 and passes a resolution approving the Modifications. *[Ehlers will email Council packet information to the City on or before December 6, 2011.]*
- _____, 2011 Ehlers files Modifications with the MN Department of Revenue, OSA and Anoka County.