

SCHEDULE OF EVENTS

RAMSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE CITY OF RAMSEY ANOKA COUNTY, MINNESOTA

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

AND FOR THE ESTABLISHMENT OF TAX INCREMENT FINANCING DISTRICT NO. 15 (LIFE FITNESS) (a renewal and renovation district)

AND THE AWARDING OF A BUSINESS SUBSIDY

Draft as of July 22, 2015

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| August 10, 2015 | 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. Ehlers confirms with the City whether building permits have been issued on the property to be included in the TIF District. |
| August 10, 2015 | Ehlers confirms with the City whether building permits have been issued on the property to be included in TIF District No. 15 (Life Fitness). |
| August 11, 2015 | City Council calls for a public hearing on the proposed modification to the Development Program for Development District No. 1, the proposed establishment of TIF District No. 15 (Life Fitness), and the granting of a business subsidies agreement. |
| N/A | Project information submitted to the County Board for review of county road impacts (at least 45 days prior to public hearing). <i>*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</i> |
| August 21, 2015 | Fiscal/economic implications received by School Board Clerk and County Auditor (at least 30 days prior to public hearing). <i>[Ehlers will fax & mail on or before August 21, 2015]</i> |
| August 31, 2015 | Ehlers conducts internal review of the Program Modification and TIF Plan. |
| September 3, 2015 | Planning Commission reviews the Program Modification and TIF Plan to determine if they are in compliance with City's comprehensive plan and adopts a resolution approving the Program and Plan. |
| September 3, 2015 | EDA adopts a resolution recommending the Program Modification, the TIF Plan, and the granting of a business subsidies agreement. |

SCHEDULE OF EVENTS – PAGE TWO

RAMSEY ECONOMIC DEVELOPMENT AUTHORITY AND THE CITY OF RAMSEY ANOKA COUNTY, MINNESOTA

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

AND FOR THE ESTABLISHMENT OF TAX INCREMENT FINANCING DISTRICT NO. 15 (LIFE FITNESS) (a renewal and renovation district)

AND THE AWARDING OF A BUSINESS SUBSIDY

- September 4, 2015 Date of publication of TIF public hearing notice with map and hearing notice concerning a business subsidies agreement (at least 10 days but not more than 30 days prior to hearing). *[Ehlers will e-mail notice & map to the Anoka County Union on or before August 31, 2015 to publicnotice@ecm-inc.com]*
- September 22, 2015 City Council opens public hearing at 7:00 p.m. on the modification to the Development Program for Development District No. 1 and the establishment of Tax Increment Financing District No. 15 (Life Fitness). *[Ehlers will email Council packet information to the City on or before September 15, 2015.]*
- City Council passes a resolution approving the Program Modification and TIF Plan.
- City Council passes a resolution authorizing an interfund loan in connection with TIF District No. 15 (Life Fitness).
- City Council approves a business subsidies agreement.
- September 23, 2015 City can issue building permits.
- _____ Ehlers files Program Modification and TIF Plan with the MN Department of Revenue, OSA and Anoka County.