

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. 16 (PSD BUSINESS PARK A) (an economic development district)

AND THE AWARDING OF A BUSINESS SUBSIDY

Draft as of April 3, 2017

- April 04, 2017 PSD LLC sends project information (property identification numbers and legal descriptions, detailed project description, maps, but/for statement, and list of sources and uses of funds) to Ehlers. *[Ehlers confirms with the City whether building permits have been issued on the property to be included in the TIF District]*
- April 13, 2017 EDA makes recommendation to the City Council to call for a public hearing on the proposed modification to the Development Program for Development District No. 1, the proposed establishment of TIF District No. 16 (PSD BUSINESS PARK A), and the granting of a business subsidies agreement.
- April 25, 2017 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. 16 (PSD BUSINESS PARK A), 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). **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*
- May 10, 2015 Ehlers conducts internal review of the Program Modification and TIF Plan.
- May 24, 2017 Ehlers will submit Planning Commission/EDA/ Council packet information (modification, TIF plan, subsidy agreement, term sheet, recommendations, template resolutions, etc.) to the City of Ramsey.
- May 26, 2017 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 May 26, 2017]*

- June 01, 2017 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.
- June 08, 2017 EDA makes a recommendation for the City Council to adopt a resolution recommending the Program Modification, the TIF Plan, and the granting of a business subsidies agreement.
- June 09, 2017 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 June 05, 2017 to publicnotice@ecm-inc.com]*
- June 27, 2017 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. 16 (PSD BUSINESS PARK A).
- 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. 16 (PSD BUSINESS PARK A).
- City Council approves a business subsidies agreement.
- June 28, 2017 City can issue building permits.
- _____ Ehlers files Program Modification and TIF Plan with the MN Department of Revenue, OSA and Anoka County.