

## Schedule of Events

### City of Ramsey Anoka County, Minnesota

For the proposed Modification to the Development Program  
for Development District No. 1 & the proposed establishment of Tax Increment Financing  
District No. 19 (Zero Zone)  
(an economic development district)

Draft as of July 9, 2025

August 14, 2025	EDA meets at 7:30 a.m. to consider TIF request and makes recommendation to City Council
August 26, 2025	City Council meets at 7:00 p.m. to consider TIF request and call for a public hearing establishing the TIF District
August 27, 2025	Project information, property identification numbers, fiscal impacts and maps sent to Ehlers for drafting documentation.  Ehlers confirms whether building permits have been issued on the property to be included in the TIF District.
By September 5, 2025	Ehlers conducts internal review of Plans.
September 12, 2025	Fiscal/economic implications received by School Board Clerk and County Auditor (at least 30 days prior to public hearing) and County receives information for review of county road impacts. [Ehlers will distribute.]  *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 City staff believes that the proposed TIF district will not require unplanned county road improvements, the TIF Plan was not forwarded to the County Board 45 days prior to the public hearing. Please be aware the County Board could claim that tax increment should be used for county roads, even after the public hearing.
September 26, 2025	Publication of hearing notice and map in the Anoka County Union Herald (at least 10 days but not more than 30 days prior to hearing). [Ehlers will submit notice, map and instructions. Publication deadline: September 23, 2025.]
October 9, 2025	EDA meets at 7:30 AM to consider recommending the Plans in connection with the TIF District. [Attorney provides resolution by October 1, 2025.]
October 14, 2025	City Council holds public hearing at 7:00 PM on the modification to the Development Program for Development District No. 1 and the proposed Establishment of Tax

Increment Financing District No. 19 (Zero Zone) and considers a resolution approving the Plans. [Ehlers and attorney provide packet information October 7, 2025.]

City Council considers approval of TIF agreement.

City considers an Interfund Loan resolution in connection with the TIF District.

October 15, 2025

City may issue building permits.

Before June 30, 2026

Ehlers files the Plans with the MN Department of Revenue, Office of the State Auditor, and requests certification of the TIF District with the County.

An action under subdivision 1, paragraph (a), contesting the validity of a determination by an authority under section 469.175, subdivision 3, must be commenced within the later of:

- (1) 180 days after the municipality's approval under section 469.175, subdivision 3; or
- (2) 90 days after the request for certification of the district is filed with the county auditor under section 469.177, subdivision 1.