

## 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. 20 (Trident) (a housing district)

Draft as of May 6, 2026

May 14, 2026	EDA meets at 7:30 a.m. to consider TIF request and makes recommendation to City Council
May 26, 2026	City Council meets at 7:00 p.m. to consider TIF request and call for a public hearing establishing the TIF District
May 27, 2026	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.
May 29, 2026	Letter received by County Commissioner giving notice of potential housing TIF district (at least 30 days prior to publication of public hearing notice). [Ehlers will distribute.]
By June 5, 2026	Ehlers conducts internal review of Plans.
June 12, 2026	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.
July 3, 2023	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: June 30, 2026. (VERIFY HOLIDAY SCHEDULE)]

July 9, 2026	EDA meets at 7:30 AM to consider recommending the Plans in connection with the TIF District. [Attorney provides resolution by June 30, 2026.]
July 14, 2026	<p>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. 20 (Trident) and considers a resolution approving the Plans. [Ehlers and attorney provide packet information July 7, 2026.]</p> <p>City Council considers approval of TIF agreement.</p> <p>City considers an Interfund Loan resolution in connection with the TIF District.</p>
July 15, 2026	City may issue building permits.
Before June 30, 2027	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.