



Harvest Hills Second Addition

City Council – July 21, 2026

Scott Wopata, Community Development Director

Three items – Three Resolutions



1. Final Plat
2. Development Agreement
3. TIF Assistance Agreement

Location



Timeline & Process



April 13
Harvest Hills
Neighborhood Meeting

April 21
HRA Review

June 16
EAW Petition
review by
City Council

April 16
Public
Hearing and
PC Review

May 5
City Council
approved
preliminary
plat

July 21
Final Plat,
DA, and TIF
review by
City Council

What we've heard – *positives*



- Right level of density
- Ideal for young families
 - Proximity to schools
 - Proximity to trails
- Market rate/workforce model
- Progress on affordable housing
- Progress toward road connectivity

Concerns we've addressed



- Traffic and pedestrian safety
 - EAW
 - Traffic Study
- Stormwater and runoff
- Water pressure
- Housing types
- Emergency services access
- Zoning change and plat history

Review of Criteria



Criteria (a), (b), and (d) must be met and (c) shall be considered

Final Plat Approval Criteria

– *REQUIRED*



- a) Construction drawings must be submitted to, reviewed, and approved by the city engineer;
- b) A development agreement must be prepared and submitted as part of the final plat application;

Final Plat Approval Criteria

– *REQUIRED*



d) The final plat must comply with all other applicable standards in this LDC and state law including Minn. Stat., Ch. 505 as applicable.

Final Plat Approval Criteria

– *CONSIDERED*



c) Whether the final plat is in substantial compliance with the approved preliminary plat and any conditions on the preliminary plat approval, and whether any changes of note were reported to the city council;

Three items – Three Resolutions



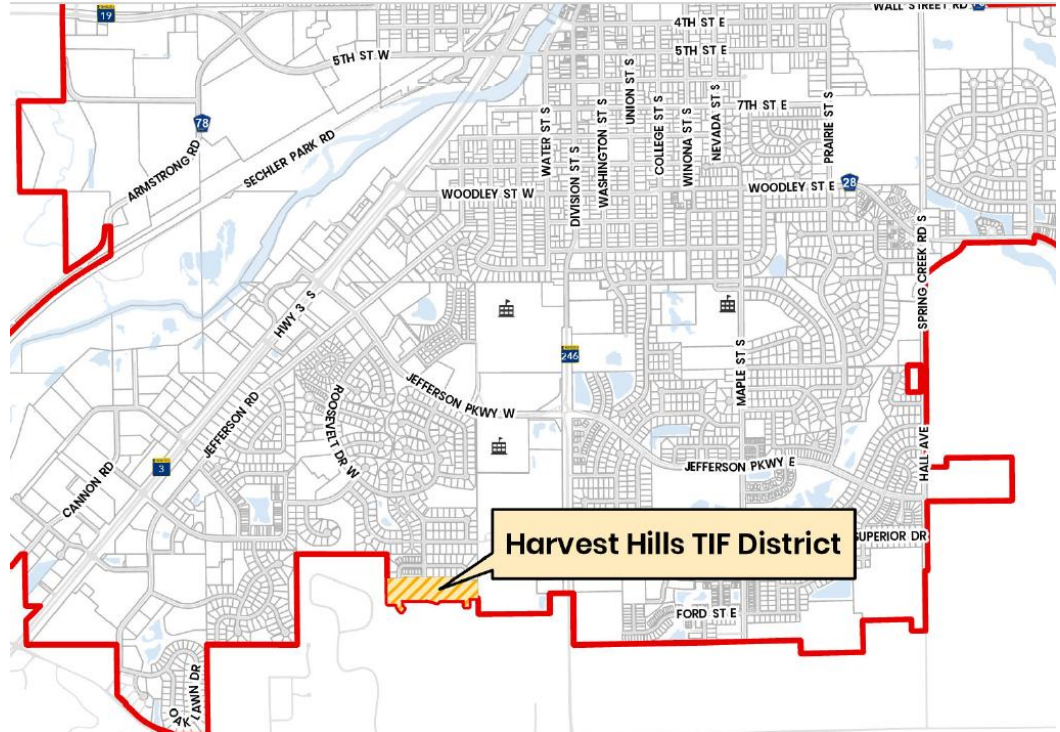
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TIF Plan – Proposed District



Harvest Hills

- Housing TIF District
- PID: 22.12.4.26.022
- Undeveloped property
- Assessed Value: \$246,800
- Project: 71-units of rental townhomes
 - Includes installation of utilities, streets, sidewalks



TIF Plan – Proposed District



- **Regulatory Document establishes the purpose, term, estimates and budget for TIF District**

- Purpose: Provide affordable housing; incentivize new private development and infrastructure within the community
- Maximum term – taxes payable from 2028 to 2053
 - Or earlier if funding obligations are met
- Estimates and Maximum Budget
 - Full term potential TIF revenue estimate of \$10.5 million
 - Amount supports \$5.9 million potential funding capacity
 - After discounting at 5.85% financing interest rate (\$4,580,000)

ESTIMATED SOURCES

Tax Increment - 26 year collection	\$ 10,007,426
Interest	500,371
TOTAL	\$ 10,507,797

ESTIMATED USES

Affordable Housing (1.0% appreciation)	5,427,426
Administrative Costs (5%)	500,371
PROJECT FUNDING SUBTOTAL	\$ 5,927,797
Interest	4,580,000
TOTAL USES	\$ 10,507,797

TIF Assistance Agreement



- 20 years vs 26 years
- Phase 1 = 53% of project
- TIF Agreement for Phase 1 = 18% for total project
- \$1,915,000 of \$10,507,797
- 5% retained for administrative costs
- Affordability, Accessibility, and Sustainability