

SCHEDULE OF EVENTS

NORTHFIELD HOUSING AND REDEVELOPMENT AUTHORITY AND THE CITY OF NORTHFIELD RICE COUNTY, MINNESOTA

FOR THE MODIFICATION TO THE DEVELOPMENT PROGRAM FOR THE SOUTHBRIDGE DEVELOPMENT DISTRICT AND THE ESTABLISHMENT OF THE A NEW TAX INCREMENT FINANCING DISTRICT (a housing district)

Updated February 8, 2019

February 26, 2019	<p>HRA reviews developer's TIF Request.</p> <p>The HRA requests that the City Council call for a public hearing on the proposed establishment of a Tax Increment Financing District to assist the Housing Project.</p>
[March 1, if applicable]	<p>The County Board, by law, has 45 days to review the Modification and new TIF District for impacts to county road infrastructure. Although none are anticipated, please be aware that the County Board could claim that tax increment should be used for county roads impacted by the proposed housing project.</p>
March 4, 2019	<p>Letter received by County Commissioner giving notice of a potential housing tax increment financing district (at least 30 days prior to publication of public hearing notice). <i>[Ehlers will fax and mail on or before March 4, 2019]</i></p>
March 5, 2019	<p>City Council calls for a public hearing on the proposed establishment of a Tax Increment Financing District to assist the Housing Project.</p>
March 11, 2019	<p>Ehlers confirms all project information, City fiscal impact estimates, and any associated studies supporting the affordable housing project for completion of the Draft TIF Plan and Modification documents are on hand.</p>
March 15, 2019	<p>Fiscal/economic implications and draft Modifications and TIF Plan submitted to the School Board Clerk and County Auditor (at least 30 days prior to public hearing).</p>
March 18, 2019	<p>Final staff and Ehlers internal review of draft Modifications and TIF Plan.</p>
March 21, 2019	<p>Planning Commission reviews the proposed development and land use within the draft TIF Plan and considers a resolution stating whether it conforms to the general plan for the development or redevelopment of the municipality as a whole.</p>
March 26, 2019	<p>HRA reviews the draft Modification and the TIF Plan and considers a resolution of approval. <i>[If necessary]</i></p>

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- April 3, 2019 Date of publication of hearing notice and map (at least 10 days but not more than 30 days prior to hearing). *[Northfield News - Ehlers will submit notice & map on or before the publication deadline]*
- April 16, 2019 City Council holds a public hearing at 6:00 P.M. on the Modification and TIF Plan for the establishment of a Tax Increment Financing District and considers resolution of approval. *[Ehlers will email packet information to the City on or before April 10, 2019.]*
- City Council approves TIF Development Agreement and/or Interfund Loan [as necessary]*
- April 17, 2019 City can issue building permits for the project without impacting TIF capacity.
- As needed Ehlers files TIF Plan with MN Department of Revenue, Office of the State Auditor, and Rice County.