

# THE CITY OF

**Troy Klecker**  
Community Development Director



# OWATONNA

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DATE: December 30, 2020  
TO: Mayor and City Council  
FROM: Community Development Department – Troy Klecker  
SUBJECT: Set Public Hearing Date

**Purpose:**

City Council to adopt Resolution 4-21 to set a Public Hearing for Tax Increment Financing District 10-1 Plan Modification.

**Background:**

Tax Increment Financing is being requested for the redevelopment of the north side of the 100 block of East Pearl Street into a 43-unit market rate apartment building. TIF will be used to assist in the costs associated with demolition, renovation and site improvements. TIF funds will also be used to reimburse the City for expenses incurred for acquisition of the property and demolition of buildings on the site.

**Budget Impact:**

The City will be reimbursed by the tax increment financing for the costs the City has incurred for preparing the property for redevelopment.

**Staff Recommendation:**

Staff recommends approval Resolution 4-21 setting this public hearing for Tuesday, February 16, 2021.

RESOLUTION NO. 4-21  
PROPOSAL TO ADOPT TAX INCREMENT FINANCING DISTRICT NO. 10-1  
PLAN MODIFICATION AND CALL FOR CONSULTATION WITH  
OTHER AFFECTED JURISDICTIONS AND PUBLIC HEARING

WHEREAS, a proposal to modify Tax Increment Financing District No. 10-1 under the provisions of Minnesota Statutes, Chapter 469 (the "Act") has been received by the City of Owatonna (the "City"); and

WHEREAS, the Act requires that before modifying a tax increment financing plan, the City shall provide the County Auditor of Steele County and the Clerk of the School Board of Independent School District No. 761 with the proposed tax increment financing plan and the City's estimate of the fiscal and economic implications of the proposed tax increment financing district. The proposed plan and information on the fiscal and economic implications of the plan must be provided to the county auditor and clerk of the school board at least 30 days before the public hearing; and

WHEREAS, the Act requires that the City provide legal notice of the public hearing regarding modifications to Tax Increment Financing District No. 10-1.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Owatonna as follows:

1. Public Hearing. This City Council shall meet on Tuesday, February 16, 2021 at 7:00 p.m. to hold a public hearing on the proposal to modify Tax Increment Financing District No. 10-1 and the adoption of a tax increment financing plan relating thereto, all pursuant to and in accordance with the Act.

2. Notice of Hearing; Filing of Plan. The City Clerk is hereby authorized to cause a notice of the hearing, substantially in the form attached hereto as Exhibit A, to be published as required by the Act and to place a copy of the proposed Tax Increment Financing No. 10-1 plan on file in the Clerk's office at City Hall and to make such plan available for inspection by the public.

Passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 2020, with the following vote:

Aye \_\_\_\_; No \_\_\_\_; Absent \_\_\_\_.

Approved and signed this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Thomas A. Kuntz, Mayor

ATTEST:

\_\_\_\_\_  
Kris M. Busse, City Administrator/City Clerk

NOTICE OF PUBLIC HEARING ON  
MODIFICATION OF TAX INCREMENT FINANCING DISTRICT NO. 10-1 PLAN

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of the City of Owatonna, Minnesota, will meet in the City Council Chamber at 540 West Hills Circle, Owatonna, Minnesota, at 7:00 p.m. on Tuesday, February 16, 2021, to consider modification of Tax Increment Financing District No. 10-1 pursuant to Minnesota Statutes, Chapter 469.

A map showing the location of Development District No. 10 and Tax Increment Financing Districts No. 10-1 accompanies this notice. Such persons as desire to be heard with reference to the proposed tax increment financing district plan will be heard at this meeting. Copies of the proposed plan are on file in the office of the City Clerk and available for public examination. Written or oral statements will be considered.

Dated: This 5<sup>th</sup> day of January 2021.

BY ORDER OF THE OWATONNA CITY COUNCIL

By \_\_\_\_\_  
Kris M. Busse, City Administrator/City Clerk

