

**MINUTES OF THE WORKSHOP MEETING
CITY COUNCIL
LITTLE CANADA, MINNESOTA**

SEPTEMBER 22, 2021

Pursuant to due call and notice thereof a Workshop meeting of the City Council of Little Canada, Minnesota was convened on the 22nd day of September, 2021 in the Conference Room of the City Center located at 515 Little Canada Road in said City.

Mayor John Keis called the meeting to order at 6:30 p.m. and the following members of the City Council were present at roll call:

CITY COUNCIL: Mayor Keis, Council Members Fischer, Torkelson, McGraw & Miller. Absent: None.

ALSO PRESENT: City Administrator Chris Heineman and City Clerk/HR Manager Heidi Heller.

SOUTH OWASSO BOULEVARD & SPRUCE STREET DEVELOPMENT PROPOSAL

Mikaela Huot, Municipal Advisor with Baker Tilly, stated that the staff report included some additional information about the potential development at Spruce Street and South Owasso Boulevard, and she has received the financial details from the developer. She explained that the proposed project would qualify for an Economic Development Tax Increment Finance (TIF) District due to the extraordinary costs for soil improvements required to build on this site. She reported that after talking with the Ramsey County Assessor's Office, the value per square foot is actually higher than she used in her initial calculations. Huot stated that the total estimated project cost is approximately \$6,500,000 with foundation and footing costs exceeding \$1,000,000. Based on the revenues from a nine-year district, there would not be enough TIF revenue to cover the entire amount of the soil improvement costs. Ms. Huot explained how the developer demonstrated that TIF assistance is needed for this project. The City can typically retain 10% of the TIF revenue for administrative costs, but staff is recommending that we retain 15% in this case in order to help fund the street reconstruction and utility connections needed on Spruce Street. The Council consensus was to continue working towards an Economic Development TIF District on Spruce Street.

There being no further business, the meeting was adjourned at 7:29 p.m.

John T. Keis, Mayor

Attest:

Christopher Heineman, City Administrator