



Minutes
Roseville Economic Development Authority (REDA)
City Council Chambers, 2660 Civic Center Drive
Monday, February 26, 2018 - 5:30 p.m.

1. Roll Call

President Dan Roe called to order a meeting of the Roseville Economic Development Authority (REDA) in and for the City of Roseville at approximately 5:30 p.m. Voting and Seating Order: McGehee, Willmus, Laliberte, Etten, and Roe.

Present: President Dan Roe and Board Members Tammy McGehee, Lisa Laliberte, Jason Etten

Absent: Robert Willmus

Others Present: Executive Director Pat Trudgeon, Attorney Martha Ingram, Assistant City Manager Rebecca Olson, Community Development Director Kari Collins, and Housing & Economic Development Program Manager Jeanne Kelsey

President Roe noted that Member Willmus had a business commitment this afternoon and would arrive as soon as he was able.

2. Approve Agenda

Laliberte moved, McGehee seconded, approval of the REDA agenda as presented.

Ayes: 4

Nays: 0

Motion carried.

3. Public Comment

4. Business Items

a. Accept Authority of the Roseville Development District (Development District No. 1) and All Existing Active TIF Districts

Housing & Economic Development Program Manager Kelsey provided a brief summary of this request as detailed in the staff report and attachments dated February 26, 2018. She recalled that on February 12, 2018, the Roseville City Council transferred authority of Development District No. 1 and all existing TIF Districts to the Roseville Economic Development Authority (REDA). She noted that Attorney Martha Ingram is present and can discuss her legal opinion regarding this transfer as well.

President Roe offered an opportunity for public comment with no one appearing to speak to this issue.

McGehee moved, Etten seconded, adoption of REDA Resolution No. 16 (Attachment B) entitled, “Resolution Accepting the Transfer of Certain Projects from the City of Roseville and Approving Certain Matters in Connection Therewith.”

REDA Discussion

Member Laliberte stated she appreciated the legal opinion letter sent to the Members.

Ayes: 4

Nays: 0

Motion carried.

b. Adopt Resolution No. 17 Modifying Development District No. 1 and Establishing TIF District No. 20 – McGough Redevelopment

Housing & Economic Development Program Manager Kelsey provided a brief summary of this request as detailed in the staff report and attachments dated February 26, 2018. She noted this is subject to City Council approval, which would be the next step in the process.

Member McGehee inquired about lines 71 - 73, Attachment A: *“The EDA elects to calculate fiscal disparities for the District in accordance with Section 469.177, Subd. 3, clause b of the Act, which means the fiscal disparities contribution will be taken from inside the District.”*

Consultant Stacy Kvilvang, Ehlers & Associates, explained that in these situations, the City has to make election if the fiscal disparities contribution is to be inside the District or outside the District. If inside, there is less increment captured, but there is no tax impact to the rest taxpayers of the City. If it is elected to be outside the District, there is more increment but also carries an impact on the everyone else in the City.

Member McGehee clarified whether this is a general policy and does not conform to any specific developer plan.

Consultant Kvilvang stated this is for this TIF District, but it does not make the City formally approve the development. That is another action.

President Roe offered an opportunity for public comment with no one appearing to speak to this issue.

McGehee moved, Etten seconded, adoption of REDA Resolution No. 17 (Attachment A) entitled, “Resolution Adopting a Modification to the Development Program for Development District No. 1, Establishing Tax

Increment Financing District No. 20 – McGough Redevelopment Therein and Adopting a Tax Increment Financing Plan.”

REDA Discussion

President Roe clarified this resolution adopts the modifications of the development district and the plan but is still subject to the City Council action.

Ayes: 4
Nays: 0
Motion carried.

5. **Adjourn to City Council Meeting**

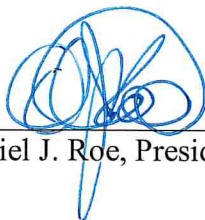
Etten moved, McGehee seconded, adjourning the REDA meeting at approximately 5:39 p.m.

Ayes: 4
Nays: 0
Motion carried.

ATTEST:



Patrick Trudgeon, Executive Director



Daniel J. Roe, President