

MINUTES  
TAX INCREMENT FINANCE COMMITTEE  
March 16, 2007

MEMBERS PRESENT: Malcom Chapman, Ron Kroeger, Ida Fast Wolf, David Janak, Marcia Elkins, Jim Preston

OTHERS PRESENT: Kevin Buntrock, Don Ward, Jim Shaw, Karen Bulman, Sharlene Mitchell

Call to Order

Elkins called the meeting to order at 11:40 a.m.

Minnesota Street TID

Elkins presented the Plum Creek request for a ten day extension noting that Elks Country Estates has been advised of the extension request. Elkins recommended continuing the Minnesota Street Tax Increment District in accordance with the Plum Creek request with the understanding that action be taken on the Elks Country Estates at that time.

**Preston moved, Kroeger seconded and carried unanimously to continue the Minnesota Street Tax Increment District request to Tuesday, April 3, 2007 @ 11:30 a.m.**

Revision of Red Rocks Estates TID #32

Bulman provided a brief review of the funding reallocation request to address drainage improvements and construction costs in excess of the original estimate. Bulman clarified that the requested reallocation will not increase the original funding allocation. Buntrock addressed the issues associated with the drainage improvement project.

**Janak moved, Kroeger seconded and carried unanimously to recommend approval of the requested funding reallocation for Tax Increment District #32 Project Plan.**

Revision of Red Rocks Estates TID #46

Bulman provided a brief review of the funding reallocation request for operation and professional engineering/design costs for the park and lift station elements of Project Plan #46. Bulman clarified that the requested reallocation will not increase the original funding allocation.

Discussion followed regarding the requested funding reallocation, the utilization of an outside consultant, and the operation costs incurred to date. Buntrock addressed the status of transferring the park and lift station properties to City control. Ward commented on the design changes requested by the City noting that the lift station has doubled in size from the original project and serves as a regional facility.

Buntrock indicated that the park and lift station facilities are complete noting the on-going operational costs incurred by the developer until ownership is transferred to the City. Buntrock addressed the issues associated with transfer of the facilities to the City. Discussion followed regarding the on-going operational costs incurred by the developer, collection of sanitary sewer revenues by the City, and transfer of the park and lift station facilities to the City.

Discussion followed regarding the requested funding reallocation and certification of the expenditures as reimbursable under the tax increment program. Elkins indicated her support for the requested professional engineering/design costs noting that she could not support the

requested operational costs. Discussion followed regarding identification of costs in order to authorize the funding reallocation.

Elkins recommended that the requested construction and design costs be reallocated to the Necessary and Convenient Costs line item and that the developer seek reimbursement for the operation costs incurred from the City enterprise fund.

**Chapman moved, Janak seconded and carried unanimously to recommend approval of the requested funding reallocation for Tax Increment District Project Plan #46 with the following stipulations:**

- 1. That the park and lift station professional engineering/design costs be reallocated to Necessary and Convenient Costs;**
- 2. That the park and lift station operation costs be denied with the recommendation that the developer seek reimbursement for the costs incurred from the City enterprise fund; and,**
- 3. That the Tax Increment Finance Committee highly encourages the Public Works Department to reimburse the developer for the incurred operation costs.**

Discussion followed regarding the process to transfer the Lift Station "H" Lot to the City. Elkins complemented the Red Rocks development.

Approval of Minutes

**Janak moved, Kroeger seconded and carried unanimously to approve the minutes of the February 22, 2007 meeting.**

Adjourn

There being no further business the meeting was adjourned at 12:11 p.m.