

**HEARING PROCEEDINGS
TIF District 1-7 Plan**

June 19, 2007

Pursuant to due call and notice, the City Council of Thief River Falls, Minnesota held a hearing at 4:45 p.m. on June 19, 2007 in the City Council Chambers of City Hall on approving the establishment of TIF District 1-7. The following Councilmembers were present: Bendickson, Cullen, Erickson, Holten, Kajewski, Lee, Schmalz and Mayor Nordhagen. Mayor Nordhagen chaired the hearing.

PRESENTATION AND DISCUSSION

Mike Moore, Community Development Director, described the area proposed to be included in the TIF district and reviewed materials prepared by Ehlers & Associates, Inc. outlining the parameters of the plan.

John King, Real Estate Manager for MMCDC, asked that the council approve the plan so that they can go forward with building 31 single-family homes in the proposed TIF district. He reviewed their previous history with TIF districts in the city of Thief River Falls and stated that these houses would help respond to an identified need in the city for moderately priced homes.

Terry Blount, representing Arctic Cat, stated that they had recruited and hired 29 professional positions in the past year and that affordable, quality housing is still needed in Thief River Falls. He said that he strongly supported the TIF request. He also added that rental housing is also needed.

Dick Sjoberg, Planning Commission member, encouraged the council to look favorably on getting additional housing built in Thief River Falls so we can attract people into the area to work.

Ron Lindberg, Public Works Director, addressed three technical issues that had been raised by those in opposition. First, he stated that new roads increase state aid and the city would get 20 cents on the dollar which would cover any additional snow removal costs. Second, an increase in population increased the city's aid. We received approximately \$12 per person annually in aid. Third, the city's share of the infrastructure costs is also eligible for TIF. He stated that no other taxpayers would be subsidizing the infrastructure in the TIF district.

ADJOURNMENT

There being no further discussion, Councilmember Cullen moved, being seconded by Councilmember Kajewski, to adjourn the hearing at 5:21 p.m. On vote being taken, the Chair declared the motion unanimously carried and the hearing adjourned.

Steve Nordhagen, Mayor

Attest: _____
Jodie R. Torkelson, City Administrator