

CITY OF GRAND RAPIDS

*NOTICE OF MEETING
PLANNING COMMISSION*



CITY OF
GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE

Meeting Agenda Full Detail

Thursday, September 4, 2014

4:00 PM

Council Chambers

Planning Commission

**COUNCIL CHAMBERS
CITY HALL - 420 N. Pokegama Ave.
Grand Rapids, MN 55744**

Call To Order**Call of Roll**

Setting of Agenda - This is an opportunity to approve the regular agenda as presented or add/delete an agenda item by a majority vote of the Commissioners present.

Approval of Minutes

14-0759 Approve the minutes of the August 7, 2014, 4:00 pm regular meeting.

Attachments: [August 7, 2014 Meeting Minutes](#)

Public Hearings

14-0770 Conduct a Public Hearing to consider a variance petition submitted by Herb Mortenson.

Attachments: [Mortenson Variance: Staff Report and Maps](#)
[Rules for PH-Variance Considerations](#)
[Mortenson Variance: Application](#)

14-0769 Conduct a Public Hearing to consider a variance petition submitted by Connie Daigle.

Attachments: [Daigle Variance: Staff Report and Site Map](#)
[Rules for PH-Variance Considerations](#)
[Daigle Variance: Application](#)

General Business

14-0761 Consider the adoption of a resolution finding the TIF Plan for TIF District 1-10 (River Hills Apartments) consistent with the development plans for the City of Grand Rapids.

Attachments: [TIF Plan approval for River Hills: Staff Report](#)
[River Hills: Map, Site Plan, & Rendering](#)
[Grand Rapids TIF Plan \(No. 1-10\)](#)
[River Hills TIF 1-10: Planning Commission Resolution](#)

14-0760 Consider the election of a Planning Commission Officer: Vice Chairperson/Secretary.

Public Input

Individuals may address the Planning Commission about any non public hearing item or any item not included on the Regular Meeting Agenda. Speakers are requested to come to the podium, state their name and address for the record and limit their remarks to three (3) minutes.

Miscellaneous\Updates

Adjourn

*NEXT REGULAR PLANNING COMMISSION MEETING IS SCHEDULED FOR:
Thursday, October 2nd, 2014*



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 14-0759 **Version:** 1 **Name:** Approve the minutes of the August 7, 2014, 4:00 pm regular meeting.

Type: Minutes **Status:** Approved

File created: 8/21/2014 **In control:** Planning Commission

On agenda: 9/4/2014 **Final action:**

Title: Approve the minutes of the August 7, 2014, 4:00 pm regular meeting.

Sponsors:

Indexes:

Code sections:

Attachments: [August 7, 2014 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
9/4/2014	1	Planning Commission	Approved as Amended by Commission	

Approve the minutes of the August 7, 2014, 4:00 pm regular meeting.

Background Information:

See attached draft meeting minutes.

Staff Recommendation:

Approve the minutes of the August 7, 2014, 4:00 pm regular meeting.



CITY OF GRAND RAPIDS

NOTICE OF MEETING
PLANNING COMMISSION

Minutes - Final Planning Commission

COUNCIL CHAMBERS
CITY HALL - 420 N. Pokegama Ave.
Grand Rapids, MN 55744

Thursday, August 7, 2014

4:00 PM

Council Chambers

Call To Order

Call of Roll

- Present** 4 - Chairperson Julie Fedje-Johnston, Commissioner Michael Twite, Commissioner Marn Flicker, and Commissioner Charles Burress
- Absent** 2 - Commissioner Shane McKellep, and Commissioner Mark Gothard

Setting of Agenda - This is an opportunity to approve the regular agenda as presented or add/delete an agenda item by a majority vote of the Commissioners present.

Approval of Minutes

Approve the minutes of the July 8, 2014, 4:00 pm regular meeting.

Approved as Presented by Commission

Public Hearings

Conduct a Public Hearing to consider a variance petition submitted by Peter Lyman.

Community Development Specialist Trast provided the staff report. Mr. Peter Lyman has applied for two variances, which if granted, would allow for the construction of a 952 sq. ft. detached accessory building located at: 1108 McGuire Lane.

Motion by Commissioner Flicker, second by Commissioner Burress to open the public hearing. The following voted in favor thereof: Twite, Fedje-Johnston, Flicker, Burress. Opposed: None, passed unanimously.

Mr. Peter Lyman, 1108 McGuire Drive asked the Commissioners if they had any questions. Commissioner Twite asked if the exterior of the proposed garage was going to match the home, Mr. Lyman said yes it would.

Motion by Commissioner Twite, second by Commissioner Flicker to close the public hearing. The following voted in favor thereof: Burress, Flicker, Twite, Fedje-Johnston. Opposed: None, passed unanimously.

The Commissioners reviewed the considerations.

Motion by Twite, second by Flicker that, based on the findings of fact

presented here today, and in the public's best interest, the Planning Commission does hereby grant the following variance to Peter Lyman for the property legally described as: Lot 14, Block 1, Oak Park Heights Addition, Itasca County, Minnesota;

- to allow a one-time waiver of the requirements of Section 30-563(2)b & c of the Municipal Code for the construction of a 952 sq. ft. detached accessory building, which would be located closer to the front lot line than the principal building (home), and exceed the maximum allowable amount of accessory structure space allocated for the lot by 28 sq. ft., as depicted in the variance application submitted by Mr. Lyman.

Commissioner Twite read his considerations for the record.

1. Is this an "Area" variance rather than a "Use" variance?

This is an area variance it is dealing with square feet and front yard setbacks.

2. Does the proposal put property to use in a reasonable manner?

Why/Why not-

Yes, the proposal adds additional storage space for the principal structure and it is a reasonable application considering the uniqueness of the lot.

3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?

Why/Why not-

Yes, they are unique to the property and the unique attribute is the ROW offset in the front yard. This lot is approximately 30 feet further east than the front lot line of the adjoining property and to the north the structure is set right on the front lot line. In this case the ROW setback is the unique attribute.

4. Is the variance in harmony with the purposes and intent of the ordinance?

Why/Why not-

Yes, in regard to the unique offset of the ROW the purpose and intent of the ordinance is that adjoining properties have the same sightlines. In this case the accessory structure

in the front yard will still be set further back from 11th Avenue NE than the front facades of properties on both sides. It is also still maintaining the sightlines for traffic safety due to the large ROW.

5. Will the variance, if granted, alter the essential character of the locality?

Why/Why not-

No it will not, the character of the neighborhood is residential there are numerous structures with detached accessory buildings so this is in line with the character of the neighborhood. The finish of the structure will also be finished to match the principal structure further retaining the residential look of the neighborhood.

6. Is the variance consistent with the comprehensive plan?

Why/Why not-

Yes it is, this variance causes no additional impact on City services yet it increases tax capacity by increasing valuations.

The following voted in favor thereof: Flicker, Burress, Fedje-Johnston, Twite.
Opposed: None, passed unanimously.

General Business

Consider the election of a Planning Commission Officer: Vice
Chairperson/Secretary.

The Commissioners decided to wait until the next meeting to elect a Vice Chair.

Public Input

Miscellaneous\Updates

Adjourn

Adjourn



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 14-0770 **Version:** 1 **Name:** Conduct a Public Hearing to consider a variance petition submitted by Herb Mortenson.

Type: Public Hearing **Status:** PC Public Hearing

File created: 8/25/2014 **In control:** Planning Commission

On agenda: 9/4/2014 **Final action:**

Title: Conduct a Public Hearing to consider a variance petition submitted by Herb Mortenson.

Sponsors:

Indexes:

Code sections:

Attachments: [Mortenson Variance: Staff Report and Maps](#)
[Rules for PH-Variance Considerations](#)
[Mortenson Variance: Application](#)

Date	Ver.	Action By	Action	Result
9/4/2014	1	Planning Commission		
9/4/2014	1	Planning Commission		

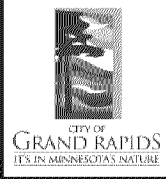
Conduct a Public Hearing to consider a variance petition submitted by Herb Mortenson.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Conduct a Public Hearing to consider a variance petition submitted by Herb Mortenson.



Planning Commission Staff Report

Agenda Item #2	Community Development Department	Date: 9/4/2014
Statement of Issue:	Conduct a Public Hearing to consider a variance petition submitted by Herb Mortenson.	
Background:	<p>Mr. Mortenson has applied for one variance, which if granted, would allow for the construction of a 720 sq. ft. addition to his multi-tenant commercial building located at: 208 NE 9th Avenue.</p> <p>The subject property is a 0.6 acre parcel, and is located within a GB (General Business) zoning district. The property is legally described as: <i>Lots 13-19, Block 23, & W ½ of VAC N/S Alley LYG ADJ thereto, Third Division of Grand Rapids, Itasca County, Minnesota.</i></p> <p>Mr. Mortenson would like to construct a 20' X 36' addition to the south end of the commercial building located on the property, which as proposed, would encroach 20' in to the required 30' front yard setback for principal structures. Currently, the commercial building is setback 30' from the front property line (adjacent to 2nd Street NE – <i>By definition the narrowest street dimension on a corner lot is the front yard</i>).</p> <p>Currently, three of the four properties on Block 23, GR 3rd Division, are developed: 1 (subject property)- use consistent with the established general business district in the area, 2 (east ½ of the block)- both are class 1, grandfathered non-conforming uses (<i>residential use within a GB zoned district</i>), 1-property undeveloped.</p> <p>At such time the properties on the east half of the block are redeveloped, with a use consistent with the GB zoning district, the NE property's front yard would be adjacent to 10th Avenue NE, and the SE property's front yard would be adjacent to 2nd Street NE (<i>required min. yard setbacks for principal structures is depicted on Map #2</i>).</p> <p>The applicant, within the variance petition, cites the current building orientation and access to the property using 9th Avenue NE as reason for the variance request.</p> <p>The addition to the commercial building, as proposed, would require the Planning Commission's approval of one variance.</p> <ol style="list-style-type: none"> 1. Section 30-512 Table 2-A of the Municipal Code which lists District Development Regulations for Principal Structures, and establishes a <u>30' front yard setback for principal structures</u> within GB (General Business) zoned districts. 	

Considerations:	When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.
Recommendation:	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation.</p> <p>Prior to making a motion to approve or deny the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the variance(s).</p>
Required Action:	<p>Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variance.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby (grant)(deny) the following variance to Herb Mortenson for the property legally described as: <i>Lots 13-19, Block 23, & W ½ of VAC N/S Alley LYG ADJ thereto, Third Division of Grand Rapids, Itasca County, Minnesota;</i></p> <ul style="list-style-type: none"> • to allow a one-time waiver of the requirements of Section 30-512 Table 2-A of the Municipal Code for the construction of a 20’ X 36’ addition to the south end of the commercial building located on the property, which would encroach 20’ in to the required 30’ front yard setback for principal structures, as depicted in the variance application submitted by Mr. Mortenson. <p><i>(If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)</i></p> <p>and that the following condition(s) shall apply:</p> <ul style="list-style-type: none"> • _____
Attachments:	<ul style="list-style-type: none"> • Site Map • Copy of the variance petition and associated documentation • List of the Planning Commissions Variance Considerations

Mortenson Variance Request

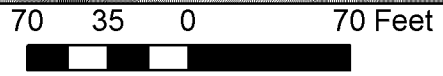
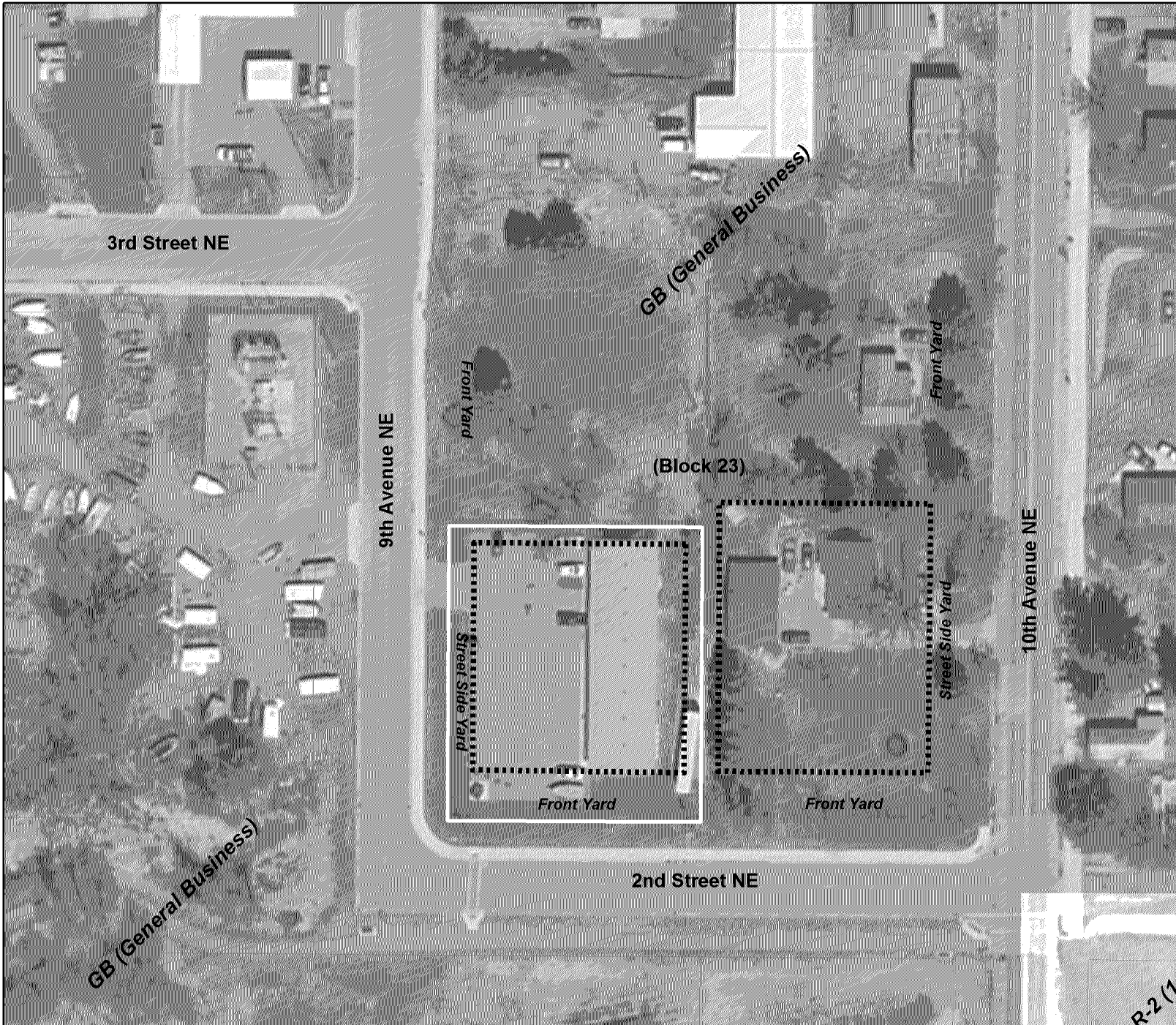


70 35 0 70 Feet



Mortenson Variance Request

Map #2



Grand Rapids Planning Commission
Grand Rapids - City Hall

RULES FOR A PUBLIC HEARING

1. After the Chairperson opens the Public Hearing, background on the issue at hand will be given by our Community Development Department Staff and by other presenters.
2. Anyone who wishes to address the Commission about the issue may do so, and all who wish to speak will be heard. Please step to the lectern to use the microphone, and state your name and address for the public record. **These Proceedings are recorded.** Please keep your comments relative to the issue. Please keep in mind that you are addressing the Planning Commission, not debating others in the audience who may have conflicting viewpoints. At all times, be courteous and refrain from interrupting any other speaker present on the floor.
3. After everyone has spoken, the Public Hearing will be closed. At this point, Planning Commissioners may ask clarifying questions from citizens and presenters.
4. The Chairman will go through the legal Considerations for the Issue of the Public Hearing, after which the Commissioners will vote on the issue.

PLANNING COMMISSION

Considerations

VARIANCE

1. Is this an "Area" variance rather than a "Use" variance?
2. Does the proposal put property to use in a *reasonable manner*?
Why/Why not-
3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
Why/Why not-
4. Is the variance in *harmony with* the purposes and intent of the *ordinance*?
Why/Why not-
5. Will the variance, if granted, alter the *essential character* of the locality?
Why/Why not-
6. Is the variance *consistent with* the *comprehensive plan*?
Why/Why not-



CITY OF GRAND RAPIDS
100 PENNSYLVANIA BLVD, S.W. GRAND RAPIDS, MN 55701

Petition for Variance

Community Development Department
420 North Pokegama Ave.
Grand Rapids, MN 55744
Tel. (218) 326-7601 Fax (218) 326-7621
Web Site: www.grandrapidsmn.org

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

Herb Mortenson
1608 SW 3rd Ave
Grand Rapids, Mn
55744

HERB MORTENSON

1608 SW 3rd AVE
GRAND RAPIDS MN 55744

1-218-256-3506
themotorshop@mchsi.com

Business Telephone/e-mail address

218-256-3506

*¹ If applicant is not the owner, please describe the ap
property.

Parcel Information:

Tax Parcel # 91-425-2335

Property Size: 175 Wide
150 Deep

Existing Zoning: comm

Existing Use: comm. rental & personal storage

Property Address/Location: 208 - 214 NE 9th AVE (not 2nd ST)

SEC: 21 TWP: 55 RG: 25

THIRD DIV OF GRAND RAPIDS

Legal Description: lots 13-19, blk 23, & W 1/2 of vac n/s
alley lyg adj thereto

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.

Herb Mortenson
Signature(s) of Applicant(s)

AUG 01 2014
Date

Signature of Owner (If other than the Applicant)

Date

Date Received AUG - 1 2014

Office Use Only

Certified Complete 8/4/14

Fee Paid 1252.50

Planning Commission Recommendation:

Approved _____ Denied _____

Meeting Date 9/4/14

Summary of Special Conditions of Approval:

Required Submittals:

Application Fee - \$252.50 *2

Op # 2625

Site Map- Drawn to scale, showing the property dimensions, existing and proposed, building(s)/addition(s) and their size(s) including: square footage, curb cuts, driveways, access roads, parking spaces, sidewalks and wells & septic systems.

**2 The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

Proposed Variance:

A. Please describe in detail the proposed or requested variance:

IT IS OUR HOPE TO BUILD A 2-0' ADDITION TO THE SOUTH END OF THE EXISTING STRUCTURE WHICH WOULD RESULT IN A SETBACK OF 10 FEET RATHER THAN THE REQUIRED 30 FEET.

B. Provide an itemization of the required regulations pertaining to this variance (i.e., setback lines, lot coverage ratios, parking requirements).

*LOT SIZE = 175' WIDE X 150' DEEP PKG LOT 744159-11766 II'
BLDG SIZE (including proposed addition) 36X155' - 5580 II'
THE 30' SETBACK IS FOR THE LOT FRONT; OUR BLDG FRONT IS ACTUALLY WEST*

Justification of Requested Variance: Provide adequate evidence indicating compliance with the following provisions of the ordinance concerning variances (Section 30-453(e) "Findings for Variances"). Detailed answers are needed because the Planning Commission shall grant a variation only when they have determined, and recorded in writing, that all of the following provisions have been met.

A. That the requested variance does not allow a use that is otherwise excluded from the particular zoning district in which it is requested.

Applicant justification (refer to Table of Uses in City Code Section 30-512):

THE GRANTING OF THIS VARIANCE REQUEST WOULD NOT CHANGE USAGE. PROPOSED BLDG WOULD SIT 27 1/2' FROM SIDE WALK AND NOT IMPAIR VISION FOR STREET TRAFFIC.

B. Does the proposal put property to use in a reasonable manner?

Applicant justification - Describe how your situation applies to the above statement:

THE PROPOSAL DOES CONTINUE THE EXISTING COMM.
USAGE.

C. The plight of the landowner is due to circumstances unique to the property in question, and not created by the landowner subsequent to the adoption of this ordinance.

Applicant justification - Describe how your situation applies to the above statement: Address 9th AVENUE

THIS CIRCUMSTANCE EXISTS DUE TO A CONFLICT OF TERMS.
WE HAVE 7-25' LOTS (175'). THE LOTS ARE 150' DEEP.
THE RULE BOOK ADDRESSES THE 150' MEASUREMENT
AS THE FRONT WHICH REQUIRES A 30' SET BACK. WE
ADDRESS THE 175' MEASUREMENT AS THE FRONT & THE
150' MEASUREMENT AS THE SIDE WHICH REQRS 10' SETBACK

D. That the variance, if granted, shall be in harmony with purposes and intent of the ordinance, and will not be detrimental to the public welfare or the property or improvements in the neighborhood, and will not alter the essential character of the locality.

Applicant justification - Describe how your situation applies to the above statement:

THE PROPOSAL WOULD MAINTAIN THE SAME ROOF LINE,
SAME APPEARANCE, SAME USAGE AND NOT DETRACT
FROM THE NEIGHBORHOOD. THIS PARTICULAR AREA OF TOWN
HAS RECEIVED MUCH IMPROVEMENT IN THE LAST 5 YRS
AND LOOKS GOOD TO ALL PASSERS-BY. THIS PROPOSAL
WOULD IN NO WAY COMPROMISE THE INTENT & PURPOSE OF
EXISTING REGULATIONS.

E. That the variance, if granted, shall be consistent with the comprehensive plan.

Applicant justification - Describe how your situation applies to the above statement:

IT IS THE INTENT OF ALL COMPREHENSIVE PLANS TO AID
& INSURE THAT FULL REASONABLE USE OF EACH PROPERTY
AS WELL AS ALL ZONING / PLANNING / LONG RANGE
DEVELOPMENT & USAGE APPLY AS WELL AS COMPLY.
THIS VARIANCE (IF GRANTED) WOULD FIT IN NICELY
WITH THAT ADMIRABLE ENDEAVOR.

Went

City Process:

1. Applicant submits a completed application to the Grand Rapids Community Development Department by the 15th of the month.
2. Review by staff for completeness of application.
3. Notification of adjoining property owners.
4. Publish Notice of Public Hearing.
5. Prepare Staff Report and background information.
6. Public Hearing and action at Planning Commission Meeting (First Thursday of each month).

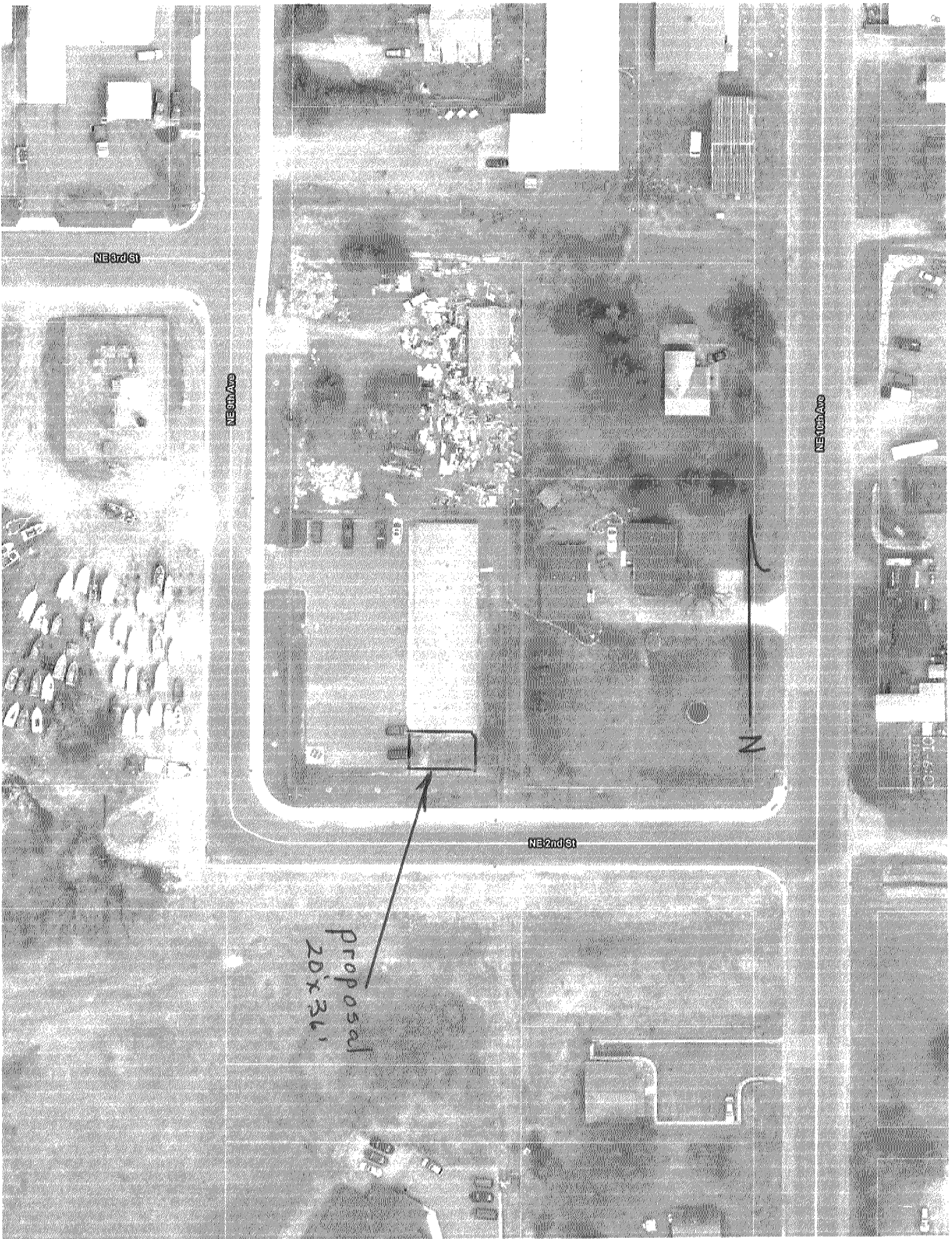
Findings for Approval:

The Planning Commission, in support of its action, will make findings of fact based on their responses to the following list of considerations:

- Is this an "Area" variance rather than a "Use" variance?
- Does the proposal put property to use in a reasonable manner?
- Are there unique circumstances to the property not created by the landowner?
- Is the variance in harmony with the purposes and intent of the ordinance?
- Will the variance, if granted, alter the essential character of the locality?
- Is the variance consistent with the comprehensive plan?

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.



NE 8th St

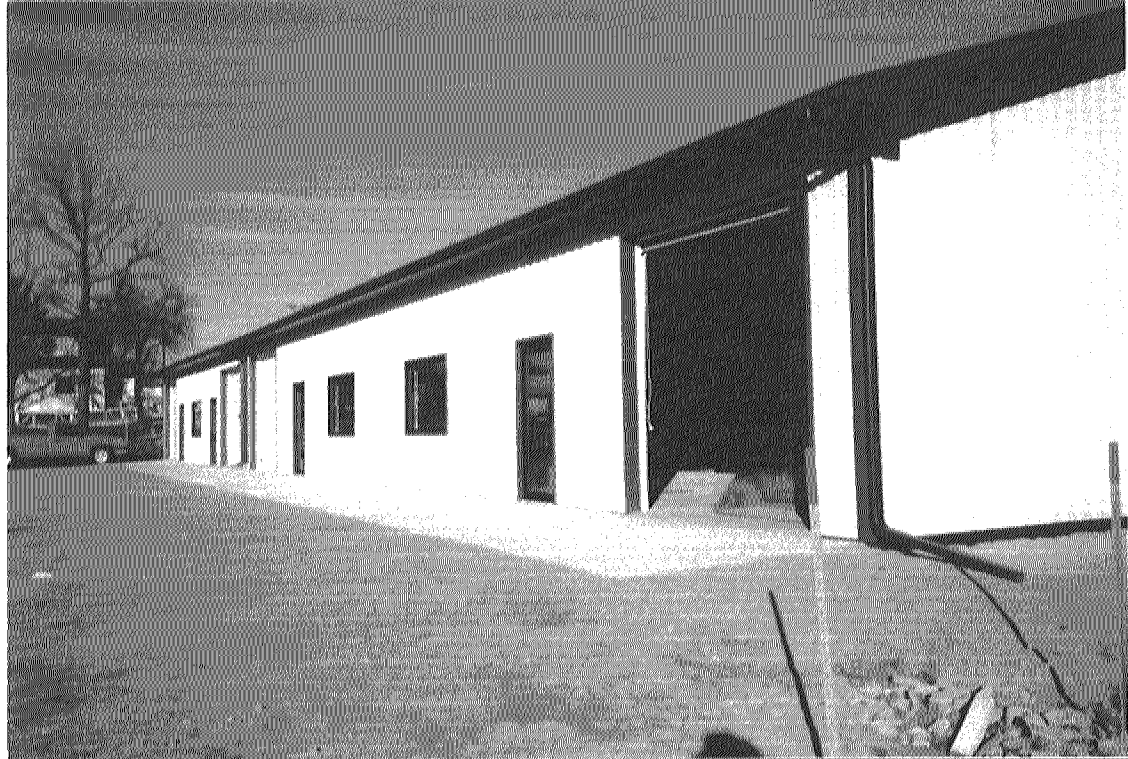
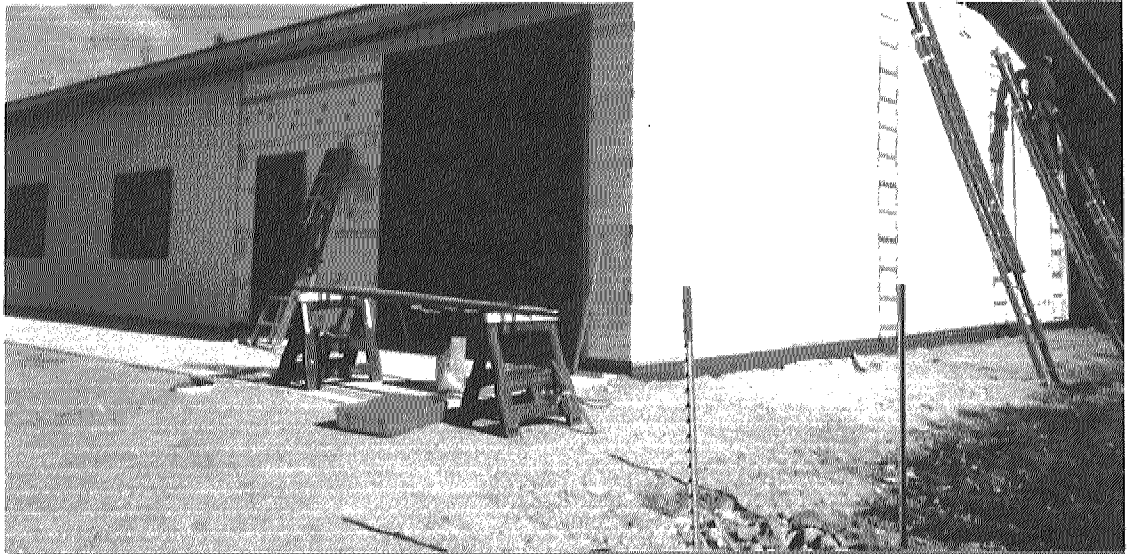
NE 9th Ave

NE 10th Ave

NE 2nd St

Proposal
20x30'

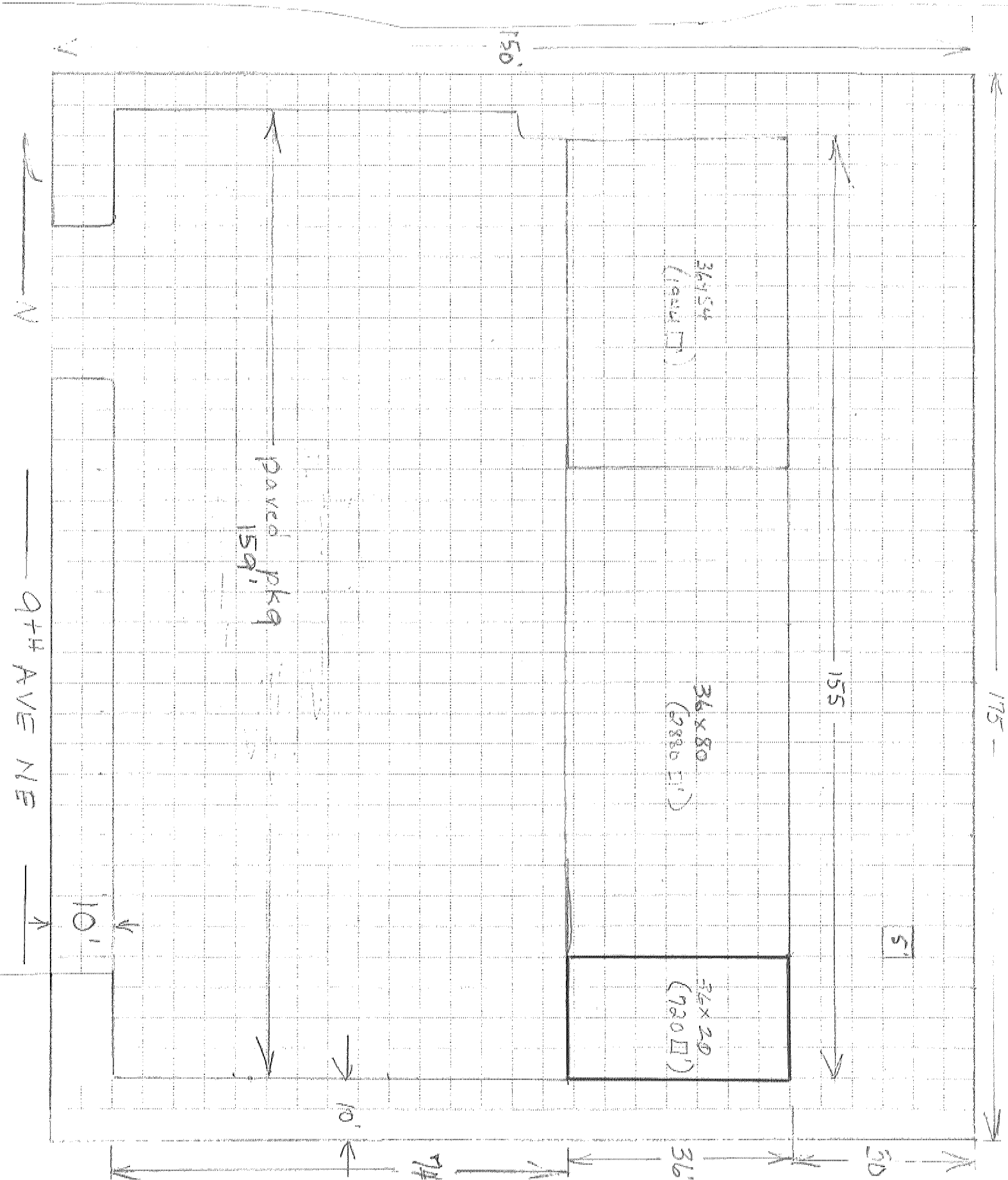
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Herb Mortenson
1608 SW 3rd Ave
Grand Rapids, Mn
55744

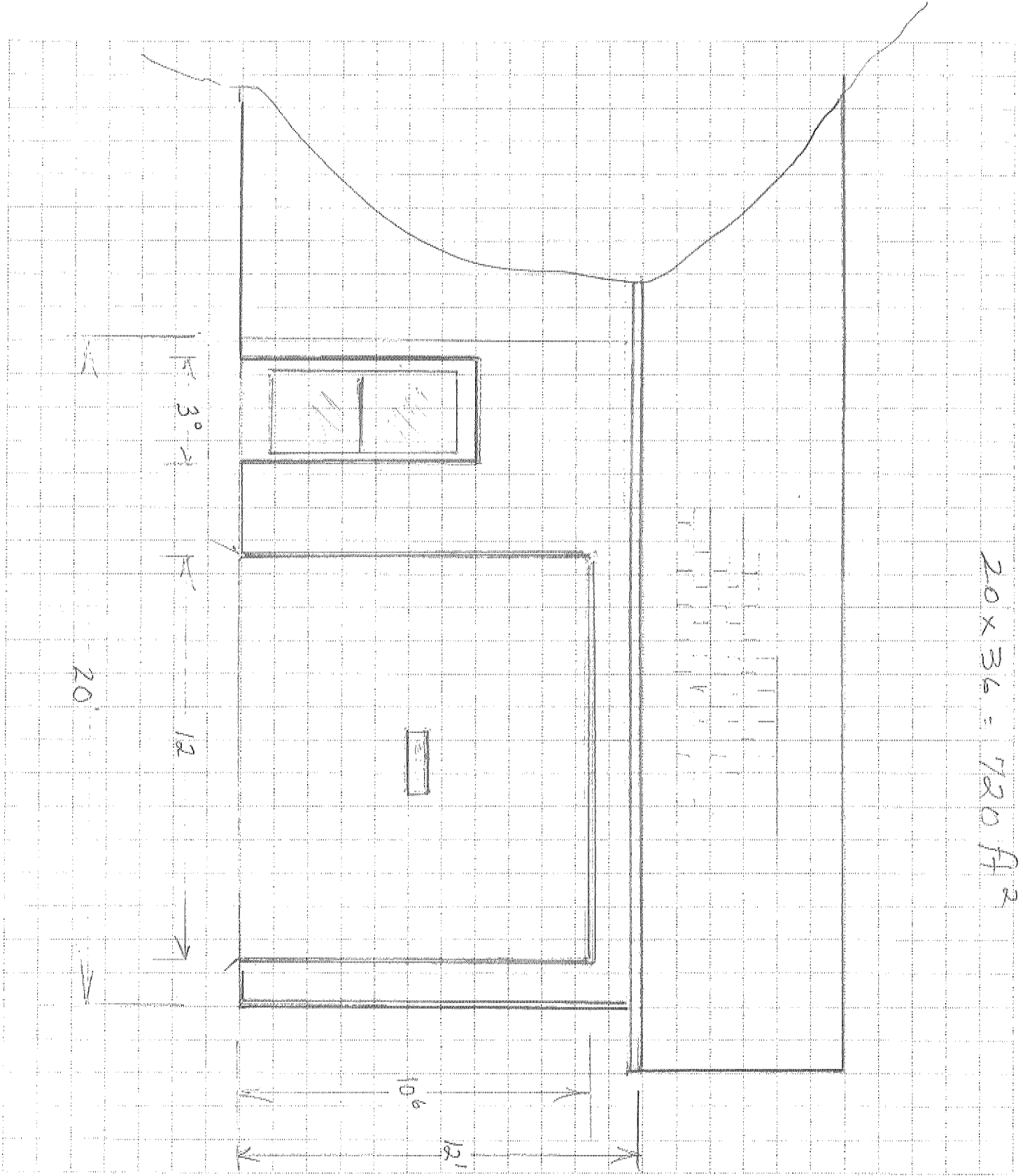
AUG 5 2014

Herb Mortenson
1608 SW 3rd Ave
Grand Rapids, Mn
55744



AUG 01 2014

Herb Mortenson
1608 SW 3rd Ave
Grand Rapids, Mn
55744

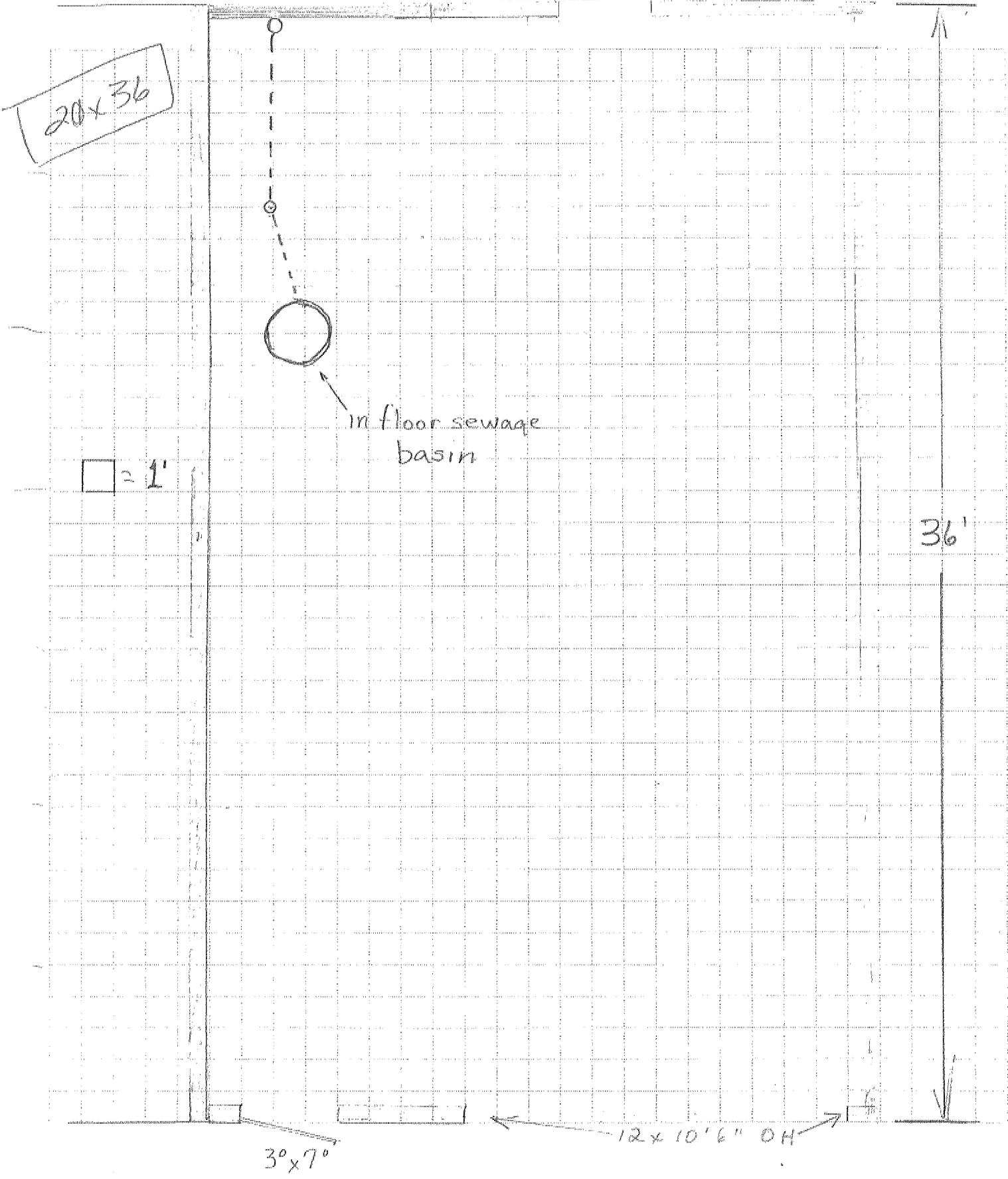


20 x 36 = 720 ft²

N

AUG 01 2014

Herb Mortenson
1608 SW 3rd Ave
Grand Rapids, Mn
55744





CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 14-0769 **Version:** 1 **Name:** Conduct a Public Hearing to consider a variance petition submitted by Connie Daigle.

Type: Public Hearing **Status:** PC Public Hearing

File created: 8/25/2014 **In control:** Planning Commission

On agenda: 9/4/2014 **Final action:**

Title: Conduct a Public Hearing to consider a variance petition submitted by Connie Daigle.

Sponsors:

Indexes:

Code sections:

Attachments: [Daigle Variance: Staff Report and Site Map](#)
[Rules for PH-Variance Considerations](#)
[Daigle Variance: Application](#)

Date	Ver.	Action By	Action	Result
9/4/2014	1	Planning Commission		
9/4/2014	1	Planning Commission		

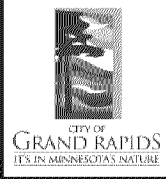
Conduct a Public Hearing to consider a variance petition submitted by Connie Daigle.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Conduct a Public Hearing to consider a variance petition submitted by Connie Daigle.



Planning Commission Staff Report

Agenda Item # 3	Community Development Department	Date: 9/4/2014
Statement of Issue:	Conduct a Public Hearing to consider a variance petition submitted by Connie Daigle.	
Background:	<p>Ms. Daigle has applied for two variances, which if granted, would allow for the reconfiguration, and enlargement of, an attached screen porch to the nonconforming residential structure located at: 1411 NW 9th Street.</p> <p>The subject property, legally described below, is located on Hale Lake and is currently zoned SR-1 (Shoreland Single-Family Residential).</p> <p>The 0.4 acre lot was developed in 1970 with a single family dwelling and attached garage. The screen porch was added at some point after construction on the home began, or was completed. The home at its nearest point (screen porch) is currently setback 56 ft. from the Ordinary High Water Level (OHWL) of Hale Lake. <i>The current structure is considered a legal, grandfathered, nonconforming structure, as it was constructed prior to the City's adoption of the State's Shoreland Standards in 1994.</i></p> <p>Ms. Daigle has requested the Planning Commission's consideration of one variance from Section 30-512 Table 17C-2 of the Municipal Code, which lists the District Development Regulations for Principal Structures in shoreland districts – <i>specifically building setbacks</i>, and one variance from Section 30-458(c)1, which addresses alterations to nonconforming structures.</p> <p>If approved, the requested variances would allow for the reconfiguration, and enlargement of, an attached screen porch to the nonconforming residential structure. The screen porch enlargement, as proposed, would increase the footprint of the nonconforming structure by 48 sq. ft. and encroach an additional 4 ft. into the required 75 ft. minimum setback from the OHWL of Hale Lake.</p> <p>The applicant, within the variance petition, cites the age, structural defects, and narrow user unfriendliness of the screen porch, as reasons for the proposed improvements/enlargement and variance request.</p> <p>The screen porch enlargement, as proposed within the variance application, would require the Planning Commission's approval of two variances from the following areas of the Municipal Code:</p> <ol style="list-style-type: none"> 1. Section 30-512-Table 17C-2, District Development Regulations for Principal Structures in shoreland districts, which <u>establishes a 75 ft. minimum setback from the ordinary high water level of Hale Lake.</u> 	

	<p>2. Section 30-458(c)1, which addresses alterations to nonconforming structures: <i>“Nonconforming uses of structures which do not meet the site development and design standards (division 7 of this article) and/or the off-street parking and loading requirements (divisions 8 and 9 of this article) shall be allowed to be structurally altered or replaced provided there is no further violation of these requirements than lawfully exists at the time of such alteration or replacement”.</i></p>
<p>Considerations:</p>	<p>When reviewing a request for a variance, the Planning Commission must make findings based on the attached list of considerations.</p>
<p>Recommendation:</p>	<p>Staff recommends that the Planning Commissioners visit the site and look at the situation.</p> <p>Prior to making a motion to approve or deny the request, the Planning Commission should make specific findings to support its recommendation and reference those specific findings in their motion to either approve or deny the variances.</p>
<p>Required Action:</p>	<p>Approve a motion to either: approve, approve with additional conditions, or deny the petitioned variances.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby (grant)(deny) the following variances to Ms. Connie Daigle for the property legally described as:</p> <p style="text-align: center;"><i>LOT 13 LESS ALL THAT PART OF LOT 13 LYG E OF THE FOLLOWING DESC LINE: THE S BOUNDARY OF LOT 13 IS ASSUMED A E & W BEARING & THE POB BEING A POINT ON SAID S BOUNDARY A DIST OF 10 FT W OF THE SE CORNER OF LOT 13; TH N 05 DEG 59' W A DIST OF 177.18 FT TO THE NE CORNER OF LOT 13 & THERE TERM, OTTANNA, GRAND RAPIDS, ITASCA COUNTY, MINNESOTA</i></p> <ul style="list-style-type: none"> to allow a one time waiver of the requirements of Section 30-512-Table 17C-2 and Section 30-458(c)1 for the reconfiguration, and enlargement of an attached screen porch, to the residential structure thereby increasing the footprint of the nonconforming structure by 48 sq. ft., and encroach an additional 4 ft. into the required 75 ft. setback from the ordinary high water level of Hale Lake, as described within the variance application submitted by Ms. Daigle. <p><i>(If the Planning Commission wishes to place conditions upon their approval, the following should be added to the motion:)</i></p>

	and that the following condition(s) shall apply: • _____
Attachments:	<ul style="list-style-type: none">• Site Map• Copy of the Daigle variance petition and associated documentation.• List of the Planning Commissions Variance Considerations

Daigle Variance Request



Grand Rapids Planning Commission
Grand Rapids - City Hall

RULES FOR A PUBLIC HEARING

1. After the Chairperson opens the Public Hearing, background on the issue at hand will be given by our Community Development Department Staff and by other presenters.
2. Anyone who wishes to address the Commission about the issue may do so, and all who wish to speak will be heard. Please step to the lectern to use the microphone, and state your name and address for the public record. **These Proceedings are recorded.** Please keep your comments relative to the issue. Please keep in mind that you are addressing the Planning Commission, not debating others in the audience who may have conflicting viewpoints. At all times, be courteous and refrain from interrupting any other speaker present on the floor.
3. After everyone has spoken, the Public Hearing will be closed. At this point, Planning Commissioners may ask clarifying questions from citizens and presenters.
4. The Chairman will go through the legal Considerations for the Issue of the Public Hearing, after which the Commissioners will vote on the issue.

PLANNING COMMISSION

Considerations

VARIANCE

1. Is this an "Area" variance rather than a "Use" variance?
2. Does the proposal put property to use in a *reasonable manner*?
Why/Why not-
3. Is the owner's plight due to circumstances which are unique to the property and which are not self-created by the owner?
Why/Why not-
4. Is the variance in *harmony with* the purposes and intent of the *ordinance*?
Why/Why not-
5. Will the variance, if granted, alter the *essential character* of the locality?
Why/Why not-
6. Is the variance *consistent with* the *comprehensive plan*?
Why/Why not-



CITY OF GRAND RAPIDS
INDEPENDENCE SQUARE

Petition for Variance

Community Development Department
420 North Pokegama Ave.
Grand Rapids, MN 55744
Tel. (218) 326-7601 Fax (218) 326-7621
Web Site: www.grandrapidsmn.org

The undersigned do hereby respectfully request the following be granted by support of the following facts herein shown:

Connie L. Daigle
Name of Applicant*1

Name of Owner (If other than applicant)

1411 NW 9th St.
Address

Address

Grand Rapids MN 55744
City State Zip

City State Zip

(218) 326-9266 (259-5404)
Business Telephone/e-mail address

Business Telephone/e-mail address

-cdaigle@isd318.org

*1 If applicant is not the owner, please describe the applicant's interest in the subject property. _____

Parcel Information:

Tax Parcel # 91-655-0130

Property Size: 0.4 acres

Existing Zoning: SR-1

Existing Use: single-family residence

Property Address/Location: 1411 NW 9th St. (NW section of BR on S. Shore Lake Lake)

Legal Description: Lot 13 Ottawa Addit.
(attach additional sheet if necessary)

I(we) certify that, to the best of my(our) knowledge, information, and belief, all of the information presented in this application is accurate and complete and includes all required information and submittals, and that I consent to entry upon the subject property by public officers, employees, and agents of the City of Grand Rapids wishing to view the site for purposes of processing, evaluating, and deciding upon this application.

Connie L. Daigle
Signature(s) of Applicant(s)

8-15-15
Date

Signature of Owner (If other than the Applicant)

Date

Date Received AUG 15 2014 Certified Complete 8/15/2014 Office Use Only Fee Paid \$250.00

Planning Commission Recommendation: Approved _____ Denied _____

Meeting Date 9/4/2014

Summary of Special Conditions of Approval: _____

Required Submittals:

Application Fee - \$252.50 *²

Site Map- Drawn to scale, showing the property dimensions, existing and proposed, building(s)/addition(s) and their size(s) including: square footage, curb cuts, driveways, access roads, parking spaces, sidewalks and wells & septic systems.

**² The application fees charged are used for postage to mail the required notices to adjacent properties, publication of the public hearing notice in the Grand Rapids Herald Review, and for a small portion of staff time for case review and preparation of documents. It is the policy of the City of Grand Rapids to require applicants for land use approvals to reimburse the City for costs incurred by the City in reviewing and acting upon applications, so that these costs are not borne by the taxpayers of the City.*

Proposed Variance:

* My home is on Hale Lake (NW) Grand Rapids. The porch is 56' from lake shore but would be 52' from nearest water if proposal / variance accepted & granted.

A. Please describe in detail the proposed or requested variance:

Replacement of screen porch 8'x18' - with a screen/window porch (12' x 16') with one that would have footings brought up to code, access from garage door w/o stepping down, structure following building ~~structure~~ regulations, built into garage roof, with own gutter system. Also then would have my home, attached garage + screen porch all roofed / re-roofed. Outside staircase with safety rail also installed.

B. Provide an itemization of the required regulations pertaining to this variance (i.e., setback lines, lot coverage ratios, parking requirements).

provided by Dave Andrews, (Edwards LaPlant Construction)

Justification of Requested Variance: Provide adequate evidence indicating compliance with the following provisions of the ordinance concerning variances (Section 30-453(e) "Findings for Variances"). Detailed answers are needed because the Planning Commission shall grant a variation only when they have determined, and recorded in writing, that all of the following provisions have been met.

A. That the requested variance does not allow a use that is otherwise excluded from the particular zoning district in which it is requested.

Applicant justification (refer to Table of Uses in City Code Section 30-512):

My current screen porch is "grandfathered" in for the 8' x 18' size but is structurally unsound. Footings are unsafe, entrance and stairs + screens old and not up to code. Roof is fiber glass, wave panels which are loose, brittle & leaking. These are fit

B. Does the proposal put property to use in a reasonable manner?

Applicant justification - Describe how your situation applies to the above statement:

Currently all the rain/wind enters this porch. It is quite shaded so the indoor, outdoor carpet is often wet/damp. The long, narrow size makes it awkward for myself & guests to be seated at ^{the} table on one end. It is a step-down entrance to enter from garage. Expanding this porch would enhance the property, & provide a safe, 3-season use.

C. The plight of the landowner is due to circumstances unique to the property in question, and not created by the landowner subsequent to the adoption of this ordinance.

Applicant justification - Describe how your situation applies to the above statement:

City rules & regulations have changed through the years, since the home was built in the early 70's. Since I purchased the home 15 years ago, I've been slowly making improvements. I am not altering the lakeshore, but in fact have 2/3 - 3/4 of the adjacent lake shore left in a natural state with a ^{1/3} buffer, except for my dock area.

D. That the variance, if granted, shall be in harmony with purposes and intent of the ordinance, and will not be detrimental to the public welfare or the property or improvements in the neighborhood, and will not alter the essential character of the locality.

Applicant justification - Describe how your situation applies to the above statement:

In front of the current screen porch I have 4' feet of natural landscape/grasses & wildflowers. This remains unmoved & is the exact site for the 4' expansion toward the lake, moving it from 56' to 52' from the water line.

E. That the variance, if granted, shall be consistent with the comprehensive plan.

Applicant justification - Describe how your situation applies to the above statement:

By having a reputable construction firm handle this project I feel the structure will be soundly built, be a safe, useable addition to my home, and enhance the value of the property.

* I have attached a list of ^{signatures} neighbors, approximately 1/4 - 1/2 mile to the east and west of my home. I have visited with them & explained my proposal and have their support.

City Process:

1. Applicant submits a completed application to the Grand Rapids Community Development Department by the 15th of the month.
2. Review by staff for completeness of application.
3. Notification of adjoining property owners.
4. Publish Notice of Public Hearing.
5. Prepare Staff Report and background information.
6. Public Hearing and action at Planning Commission Meeting (First Thursday of each month).

Findings for Approval:

The Planning Commission, in support of its action, will make findings of fact based on their responses to the following list of considerations:

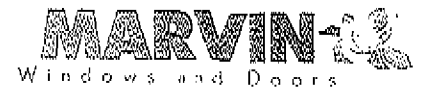
- Is this an "Area" variance rather than a "Use" variance?
- Does the proposal put property to use in a reasonable manner?
- Are there unique circumstances to the property not created by the landowner?
- Is the variance in harmony with the purposes and intent of the ordinance?
- Will the variance, if granted, alter the essential character of the locality?
- Is the variance consistent with the comprehensive plan?

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

More information may be requested by the City of Grand Rapids Planning Commission, if deemed necessary to properly evaluate your request. The lack of information requested may be in itself sufficient cause to deny an application.



Jon Frolander
Warroad, MN 56763
1-800-727-7596
Cell 320-333-4346

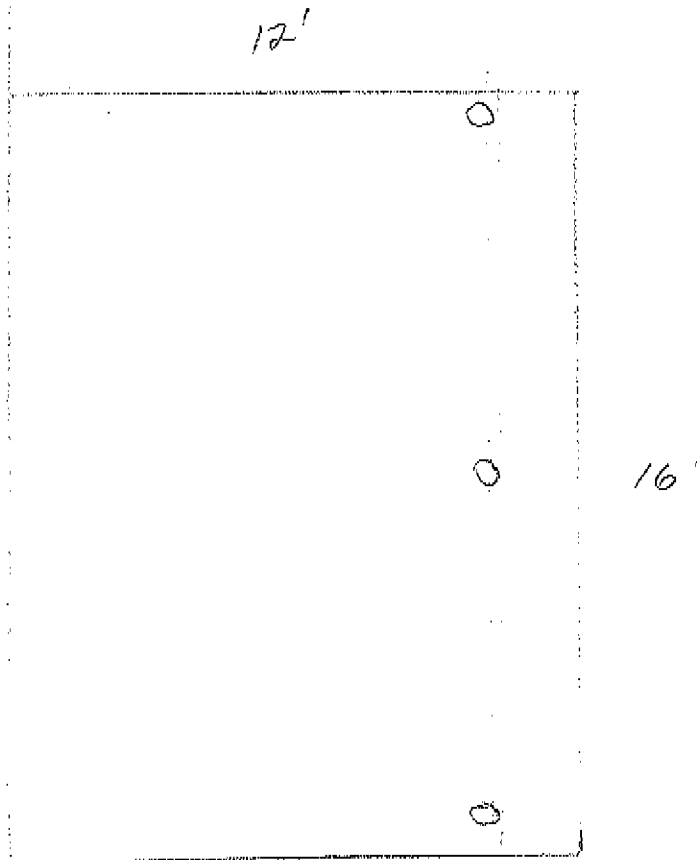


Built around you.

www.marvin.com

3 - 12" x 5' COLUMN w/ 24" x 12" FOOTING
16' TRUSSES GARAGED INTO EXISTING

EXIST
HOUSE - GARAGE



* Neighbors to ^{east} west of applicant: Connie Daigle
(1411 NW 9th St.)

* 1 - VERN + CAROLE ERIKSON
1623 - NW 9th St. G.R.

* 2 - KEITH + KATHERINE BUCHS-CHRISTENSEN
1619 N.W. 9th St. GRAND RAPIDS, MN 55744

* → Alan Fritz - unable to contact with Al.

* 3 Alicia + Derek Haykinson
1607 NW 9th St, Grand Rapids MN 55744

* 4 Amy + Sarah Savela Amy Savela
Sharon Savela 1528 NW 9th St., Grand Rapids MN 55744

* 5 * MIS (many Ellen ———)
(unable to make contact due to work schedule)

* Sheld + Glenn 1519 NW 9th St. Grand Rapids MN
55744

* Rich + Holly Hickman - out of town + unable to contact

* Hera Bents
1431 W 9th St.

* James Schneeweis 1415 NW 9th St.
Agla Schneeweis

* Darin Jacobson 1401 NW 9th St
Lara Jacobson " " "

* F. Anne Fleming 1313 NW 9th St.

* Neighbors to east (toward Grand Rapids)
of applicant: Connie Daigle (1411 NW 9th St.)

Carol Andersen 1107 NW 9th Street
* Mark G. Hawkin Gr. R.

John Tomlinson 1219 NW 9th St. Gr.
Bina Hawkinson

+ Joan R Bonner 1010 NW 10th Ave

• J. A. Sam 1005 N.W. 10th Ave.
(Spären)
Peter (not at home when I visited, but his wife said he would approve)

• Mike & Linda Luytanski 705 N.W. 9th St.



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #:	14-0761	Version:	1	Name:	Consider the adoption of a resolution finding the TIF Plan for TIF District 1-10 (River Hills Apartments) consistent with the development plans for the City of Grand Rapids.
Type:	Agenda Item	Status:			General Business
File created:	8/21/2014	In control:			Planning Commission
On agenda:	9/4/2014	Final action:			
Title:	Consider the adoption of a resolution finding the TIF Plan for TIF District 1-10 (River Hills Apartments) consistent with the development plans for the City of Grand Rapids.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	TIF Plan approval for River Hills: Staff Report River Hills: Map, Site Plan, & Rendering Grand Rapids TIF Plan (No. 1-10) River Hills TIF 1-10: Planning Commission Resolution				

Date	Ver.	Action By	Action	Result
9/4/2014	1	Planning Commission		

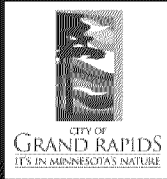
Consider the adoption of a resolution finding the TIF Plan for TIF District 1-10 (River Hills Apartments) consistent with the development plans for the City of Grand Rapids.

Background Information:

See attached Staff Report and Background Information.

Staff Recommendation:

Consider the adoption of a resolution finding the TIF Plan for TIF District 1-10 (River Hills Apartments) consistent with the development plans for the City of Grand Rapids.

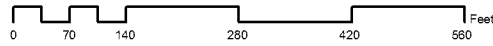


Planning Commission Staff Report

Agenda Item #4	Community Development Department	Date: 9/4/2014
Statement of Issue:	Consider the adoption of a resolution finding the TIF Plan for TIF District 1-10 (River Hills Apartments) consistent with the development plans for the City of Grand Rapids.	
Background:	<p>River Hills Apartment of Grand Rapids, LLC. has submitted an application requesting the City's establishment of a tax increment financing (TIF) district in order to facilitate construction of two 35 unit multi-family apartment buildings proposed to be located on a 6 acre City owned parcel at the intersection of 21st St. SE and 7th Ave. E, (Airport Rd.). (map attached)</p> <p>The proposed development would occur in two consecutive phases, each consisting of one 35 unit building and associated detached parking structures. The total estimated cost of both phases of this development is \$7,020,000. The requested TIF district would qualify as a Housing District as the developer has proposed that 20% of the housing units would be limited to families that earn no more than 50% of the area median income. The requested TIF amount is \$300,000 per phase.</p> <p>The TIF assistance is needed to support land acquisition and construction costs.</p> <p>The zoning of the subject property is R-4 (Multi-family Residential-High Density) The proposed use of the property is permitted by right in this zoning district.</p> <p>The Comprehensive Plan references the value of diversified and a well maintained housing stock in several sections: <i>(examples)</i></p> <ul style="list-style-type: none"> • Chapter 3, Pg. 2 (under Community Values) –Housing Diversity • Chapter 4, Pg. 22 (Goals, Objectives, and Implementation) – 1st bullet point –<i>Recognize the City's evolving demographics</i> • Chapter 4, Pg. 25 (Goal #4)- Protect and enhance the diversity and livability of residential areas. • Chapter 5, Pg. 17 (Goal #2)- Provide a mix of affordability in the City's housing infrastructure. <p>The City Council will be considering the TIF Plan approval and establishment of a TIF District at a public hearing scheduled for September 8, 2014 at 6:00 pm. As mandated by statute, the Planning Commission must first review the TIF Plan and determine that it is consistent with the overall plan for the development of the City as a whole.</p>	

Recommendation:	Review the TIF Plan and the Comprehensive Plan.
Required Action:	Approve a motion to adopt the attached resolution finding the TIF Plan for TIF District 1-10 (River Hills Apartments) consistent with the plans for development of the City of Grand Rapids.
Attachments:	<ul style="list-style-type: none">• Resolution• TIF Plan• Maps & Renderings

**City Parcel at 2047 SE 7th Ave.
91-028-4302**

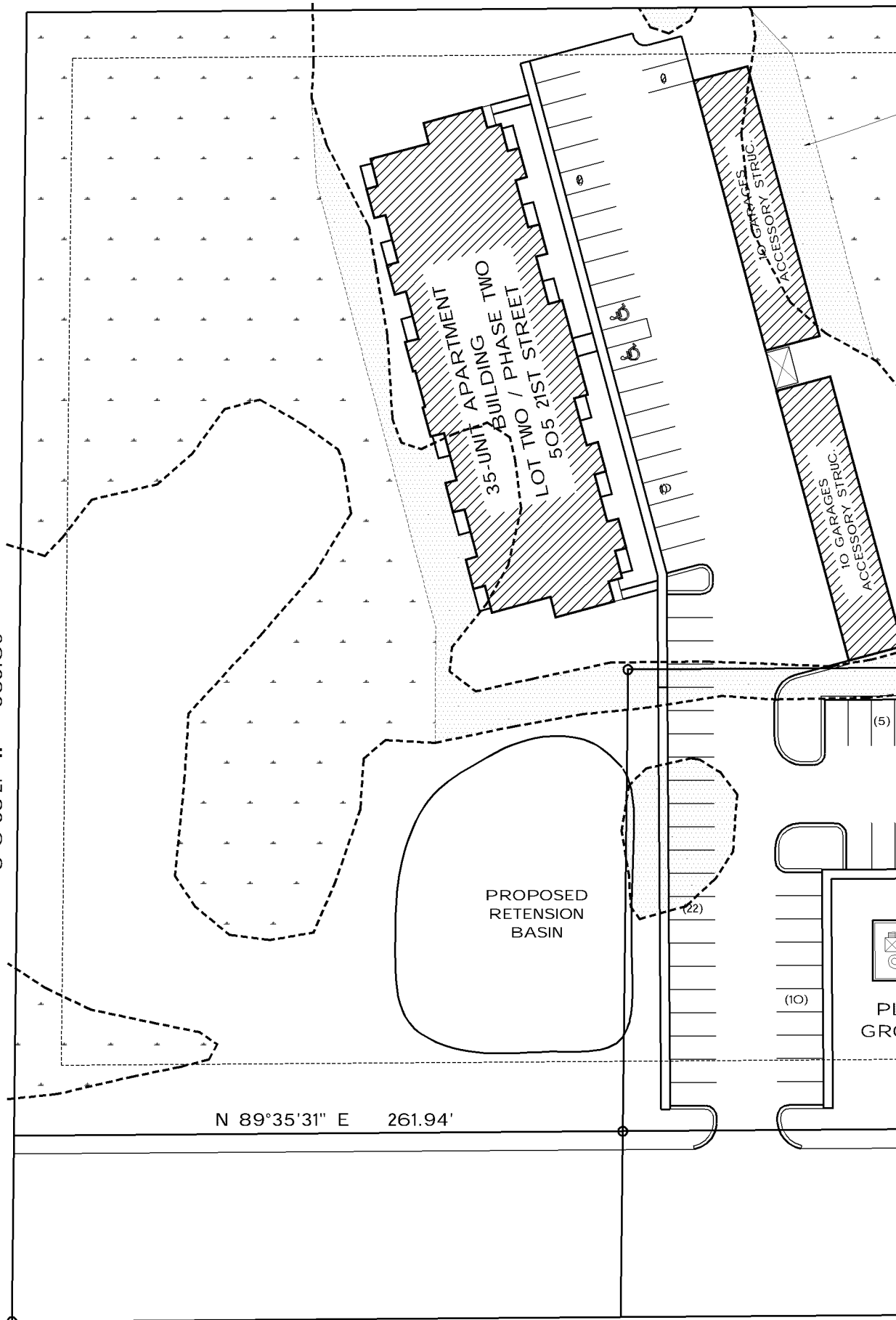


S 0°38'21" W 563.09'

S 89°35'31" W 420.07'

N 89°35'31" E 261.94'

N 89°35'31" E 505.08'





CONCEPT



KUEPERS
ARCHITECTS & BUILDERS
CONCEPTUAL DESIGN

**TAX INCREMENT FINANCING PLAN
TAX INCREMENT FINANCING DISTRICT 1-10
(RIVER HILLS APARTMENTS)**

CITY OF GRAND RAPIDS, MINNESOTA

Approved: September 8, 2014

This Instrument Drafted by:

KENNEDY & GRAVEN, CHARTERED (GAF)
470 U.S. Bank Plaza
200 South Sixth Street
Minneapolis, Minnesota 55402
Telephone: (612) 337-9300

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SECTION I. DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 1

Section 1.1. Definitions. For the purposes of this TIF Plan, the following terms shall have the meanings specified below, unless the context otherwise requires:

“Bonds” means any general obligation or revenue tax increment bonds or notes issued by the City to finance the public costs associated with Development District No. 1 as stated in the Program and in the Tax Increment Financing Plans for the Tax Increment Financing Districts within Development District No. 1, or any obligations issued to refund the Bonds.

“City” means the City of Grand Rapids, a statutory city and political subdivision existing under the Constitution and the laws of the State of Minnesota.

“City Council” or “Council” means the City Council of the City of Grand Rapids, Minnesota.

“City Development District Act” or “Act” means Minnesota Statutes, Sections 469.124 through 469.134, as amended.

“County” means Itasca County, Minnesota.

“Development District” means Development District No. 1 which was approved by the Council on February 17, 1982, pursuant to and in accordance with the City Development District Act, and as it has been or may be modified.

“Development District Program” or “Program” means the program for development of the District adopted by the City pursuant to the Development District Act.

“Project Area” or “Project” means the property within Development District No. 1, as described in the Development Program.

“School District” means Independent School District No. 318.

“State” means the State of Minnesota.

“Tax Increment Financing Act” or “TIF Act” means Minnesota Statutes, Sections 469.174 through 469.1794, inclusive, as amended.

“Tax Increment Financing District” or “TIF District” means any Tax Increment Financing District created and established pursuant to the TIF Act within Development District No. 1.

“Tax Increment Financing Plan” or “TIF Plan” means the TIF Plan adopted by the Council for any TIF District within Development District No. 1.

Section 1.2. Program. Development District No. 1, as created on February 17, 1982, is coterminous with the boundaries of the City. The Development Program for the Development District was modified on August 26, 1996, on August 14, 2006, on July 23, 2007, and on

August 23, 2010, to reflect changes in the boundaries of the Development District caused by annexation of additional land by the City. No modifications are required in connection with the establishment of TIF District 1-10. A map of the Development District is shown in Appendix A.

(The remainder of this page is intentionally left blank.)

SECTION II: TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 1-10 (RIVER HILLS APARTMENTS)

Section 2.1. Statutory Authority. Pursuant to the TIF Act, the City seeks to create TIF District No. 1-10 and adopt a TIF Plan for the TIF District.

Section 2.2. Statement of Objectives. The objectives outlined in the Development Program for Development District No. 1 are incorporated herein by reference. The principal objective in establishing TIF District No. 1-10 is to facilitate development of approximately seventy (70) units of rental housing.

Section 2.3. Development District Program. The City created Development District No. 1 on February 17, 1982, and has modified the Program on several occasions to expand the boundaries of the Development District. A map of the boundaries of the Program is attached as Appendix A.

Section 2.4. Classification of TIF District as a Housing District. Housing districts are a type of tax increment financing district which consists of a project (a) intended for occupancy, in part, by persons or families of low to moderate income, as defined in federal, state, and municipal legislation and (b) that satisfies all the requirements of Section 469.1761 of the TIF Act. A housing project means a project, or a portion of a project, that meets all of the qualifications of a housing district under the TIF Act, whether or not actually established as a housing district.

The City has determined that TIF District No. 1-10 is a housing district, pursuant to Sections 469.174, subdivision 11 and 469.1761 of the TIF Act. The proposed development in the TIF District consists of the following: a total of 70 units of housing comprising one- and two-bedroom units, with an affordable housing component. No part of the proposed development receiving tax increment assistance includes any commercial or non-residential uses. In accordance with Section 469.1761, subdivisions 1 and 3 of the TIF Act, the affordable rental property will be required to satisfy the income requirements for a qualified residential rental project as defined in Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"). Those income requirements are either (i) 20 percent or more of the residential units are occupied by individuals whose income is 50 percent or less of the area's median gross income, or (ii) 40 percent or more of the residential units are occupied by individuals whose income is 60 percent or less of the area's median gross income. These income requirements apply for the duration of the tax increment financing district.

Tax increments from TIF District No. 1-10 will be used solely to finance the cost of the housing project described above. The cost of public improvements directly related to the housing project and the allocated administrative expenses of the City may be included in the cost of the housing project.

Section 2.5. Duration of the TIF District. Under Section 469.176, subdivision 1(a)(4) of the TIF Act, the City may receive TIF payments from a housing district for 25 years from the date of the receipt of the first increment, unless the TIF District is decertified before that time

under Section 469.1763, subdivision 4 of the TIF Act. The City elects to receive its first tax increments in 2017, and it is expected that the final year of collection will be 2042.

Section 2.6. Description of TIF District. The property included in TIF District No. 1-10 is described in Appendix A. The boundaries and area encompassed by the TIF District are described below:

Parcel ID Number:

91-028-4302

Legal Description:

See Appendix A

The area encompassed by the TIF District shall also include all street or utility right-of-ways located upon or adjacent to the property described above.

Section 2.7. Parcels to Be Acquired Within the TIF District. If necessary to facilitate development of the development project described in Section 2.8 below, the City may acquire any parcels within TIF District No. 1-10. The City does not anticipate acquiring any such property at this time.

Section 2.8. Specific Development Expected to Occur within the TIF District. The project entails the development of an approximately 7.65-acre tract of land located at 2047 South 21st Street in the City (the “Development Site”) through the development of streets and utilities and the construction of approximately 70 rental units, of which at least 14 will be affordable units.

The development is expected to be constructed between 2014 and 2017 and to be 100% assessed and on the tax rolls as of January 2, 2018 for taxes payable in 2019.

At the time this document was prepared there were no signed construction contracts with regard to the development described above.

Section 2.9. Findings and Need for Tax Increment Financing

In adopting the TIF Plan for TIF District No. 1-10, the City Council makes the following findings:

(a) *The TIF District qualifies as a housing district;*

See Section 2.4 of this document for the reasons and facts supporting this finding.

(b) *(i) The anticipated development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future;*

Factual basis: The primary purpose of this TIF District is to promote the development of affordable rental housing on the Development Site. That development is not feasible without tax increment assistance based on analysis of the pro forma and other material submitted to the City by the developer of the Development Site (on file at City Hall). This project will be new construction,

with the high costs of development generally associated with multifamily housing. The developer's information indicates that, without the use of tax increment assistance, these high costs of development cannot be covered solely from the reduced rental rates required to make the units affordable to low and moderate income persons.

(ii) the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan.

Factual basis: The City has determined that no other development is expected to occur on the site that would create a greater market value than the proposed affordable housing, after adjusting for the tax increment assistance.

The site is in an area of the City intended for residential development, and therefore there are no other approved types of development that would be likely to create a greater market value than the proposed development. In addition, any other residential development would face the same high development costs that confront the affordable housing proposed in this TIF Plan. Without the use of tax increment financing, such construction would be unlikely to occur because of the high costs associated with such construction, as noted previously. Thus, without TIF assistance, neither the proposed affordable housing, nor some other development producing more market value, would occur.

Therefore, the City concludes as follows:

1. The City's estimate of the amount by which the market value of the site will increase without the use of TIF is \$0.

2. If all development proposed to be assisted with TIF were to occur in the District, the total increase in market value would be approximately \$4,065,700.

3. The present value of tax increments from the District for the maximum duration of the TIF District permitted by the TIF Plan is estimated to be approximately \$1,080,698.

4. Even if some development other than the proposed development were to occur, the City finds that no alternative would occur that would produce a market value increase greater than \$2,985,002 (the amount in clause 2 less the amounts in clauses 1 and 3) without TIF assistance.

(c) The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for development of the District by private enterprise; and

Factual basis: The proposed development will permit development of rental housing for individuals and families of low and moderate income that meets the City's goals for this area of the City.

(d) *The TIF Plan conforms to general plans for development of the City as a whole.*

Factual basis: The City Council and Planning Commission have found that the proposed development is consistent with the comprehensive City plan.

Section 2.10. Estimate of Public Costs. The estimated public costs of TIF District No. 1-10 are listed below. Such costs are eligible for reimbursement from tax increments of the TIF District.

Land Acquisition	\$ 247,500*
Construction of Affordable Housing/Site	
Development Costs	1,237,929*
Loan/Note/Bond Interest Payments	253,655
Administrative Costs	<u>193,240</u>
Total	\$1,932,325

*Includes total principal amount of Pay-as-you-go Note: \$600,000

The City reserves the right to administratively adjust the amount of any of the items listed above or to incorporate additional eligible items, such as pooling to other housing projects in the City, so long as the total estimated public cost is not increased.

Section 2.11. Estimated Sources of Revenue

Tax Increment Revenue	\$1,932,325
Total	<u>\$1,932,325</u>

The City anticipates providing financial assistance to the proposed affordable housing development through a combination of pay-as-you-go or revenue notes.

Section 2.12. Estimate of Bonded Indebtedness. The City may issue Bonds (including pay-as-you-go or revenue notes) in a principal amount not to exceed \$600,000.

Section 2.13. Original Net Tax Capacity. The original tax capacity is expected to be \$1,679 (i.e., the tax capacity for the assessment as of January 2, 2014 for taxes payable in 2015).

The County auditor will annually certify the amount that the original tax capacity of the TIF District has increased or decreased as a result of:

- (a) change in the tax exempt status of property within the TIF District;
- (b) reduction or enlargement of the geographic boundaries of the TIF District;

- (c) reduction of valuation by means of a court-ordered abatement, stipulation agreement, voluntary abatement made by the assessor or auditor or by order of the Minnesota commissioner of revenue; or
- (d) change in the classification of property within the TIF District to a classification that has a different class rate.

Section 2.14. Original Local Tax Rate. The County Auditor shall also certify the original local tax rate of TIF District No. 1-10. This rate shall be the sum of all local tax rates that apply to property in the TIF District. This rate shall be for the same taxes payable year as the original net tax capacity.

In future years, the amount of tax increment generated by the TIF District will be calculated using the lesser of (a) the sum of the current local tax rates at that time or (b) the original local tax rate of the TIF District.

The City estimates that the original local tax rate for the TIF District will be 152.053%. This rate is an estimate of the aggregate local tax rates for property within the TIF District for taxes payable in 2015. Such rate was not available at the time of preparation of this TIF Plan, so the actual rate for taxes payable in 2014 is used to predict the approximate level of tax increment.

Section 2.15. Projected Retained Net Captured Tax Capacity and Projected Tax Increment. Pursuant to Sections 469.175, subdivision 1 and 469.177, subdivision 2 of the TIF Act, the estimated captured tax capacity of TIF District No. 1-10 will be \$50,821 as of January 2, 2018 (the first taxes-payable year following the completion date for all development in the TIF District). A complete explanation of estimated captured tax capacity and tax increment is included in Appendix B.

Pursuant to Section 469.177, subdivision 2 of the TIF Act, it is found and declared that all of the captured tax capacity generated within TIF District No. 1-10 is necessary to finance or otherwise make permissible expenditures authorized by Section 469.176, subdivision 4 of the TIF Act.

The development in TIF District No. 1-10 will consist of housing; no commercial or industrial tax capacity is expected. Therefore, the City does not anticipate that the TIF District will result in a fiscal disparities contribution under Minnesota Statutes, Chapter 276A. The City understands that tax increment will be calculated in accordance with Section 469.177, subdivision 3(a) of the TIF Act.

Section 2.16. Use of Tax Increment. Each year the County Treasurer shall deduct 0.36% of the annual tax increment generated by TIF District No. 1-10 and pay such amount to the State's General Fund. Such amounts will be appropriated to the State Auditor for the cost of financial reporting and auditing of tax increment financing information throughout the State. Appendix B shows the projected deduction for this purpose over the anticipated life of the TIF District.

The City has determined that it may use 100% of the remaining tax increment generated by the TIF District for any of the following purposes:

- (a) Pay for the estimated public costs of the TIF District (see Section 2.11) and County administrative costs associated with the TIF District (see Section 2.19);
- (b) Pay principal and interest on tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;
- (c) Accumulate a reserve securing the payment of tax increment bonds or other bonds issued to finance the estimated public costs of the TIF District;
- (d) Pay all or a portion of the county road costs as may be required by the County Board under Minnesota Statutes, Section 469.175, subdivision 1a; or
- (e) Return excess increment to the County Auditor for redistribution to the City, County, and School District.

Section 2.17. Excess Tax Increment. Pursuant to Section 469.176, subdivision 2 of the TIF Act, in any year in which the increment from TIF District No. 1-10 exceeds the amount necessary to pay the estimated public costs authorized by the TIF Plan, the City shall use the excess amount to do any of the following, in the order determined by the City:

- (a) prepay any outstanding tax increment bonds;
- (b) discharge the pledge of tax increment therefor;
- (c) pay into an escrow account dedicated to the payment of the tax increment bonds;
or
- (d) return the excess amount to the County Auditor who shall distribute the excess amount to the City, the County and School District in direct proportion to their respective local tax rates. The County Auditor must report to the Commissioner of Education the amount of any excess tax increment redistributed to the School District within 30 days of such redistribution.

Section 2.18. Tax Increment Pooling and the Five Year Rule. As permitted under Minnesota Statutes, Section 469.1763, subdivisions 2(b) and 3(a)(5) any expenditures of increment from TIF District No. 1-10 to pay the cost of a “housing project” as defined in Minnesota Statutes, Section 469.174, subdivision 11, of the TIF Act will be treated as an expenditure within the district for the purposes of the “pooling rules” and the “five year rule.” The City does not currently anticipate that tax increment will be spent outside the TIF District (except allowable administrative expenses), but any such expenditures are expressly authorized in this TIF Plan.

Section 2.19. Limitation on Administrative Expenses. Administrative expenses are defined as all costs of the City other than:

- (a) amounts paid for the purchase of land;

(b) amounts paid for materials and services, including architectural and engineering services directly connected with the proposed development within the TIF District;

(c) relocation benefits paid to, or services provided for, persons or businesses residing or located within TIF District No. 1-10; or

(d) amounts used to pay interest on, fund a reserve for, or sell at a discount, tax increment bonds.

Administrative expenses include amounts paid for services provided by bond counsel, fiscal consultants, planning or economic development consultants, and actual costs incurred by the County in administering the TIF District. Tax increments may be used to pay administrative expenses of the TIF District up to the lesser of (a) 10% of the total estimated public costs authorized by the TIF Plan or (b) 10% of the total tax increment expenditures for the project.

Section 2.20. Limitation on Property not Subject to Improvements – Four Year Rule. If, after four years from the date of certification of TIF District No. 1-10, no demolition, rehabilitation, or renovation of property or other site preparation, including qualified improvement of a street or right-of-way adjacent to a parcel, has been commenced on a parcel located within the TIF District by the City, or by the owner of the parcel in accordance with the TIF Plan, no additional increment may be taken from that parcel, and the original tax capacity of that parcel shall be excluded from the original tax capacity of the TIF District. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The City must submit to the County Auditor, by February 1 of the fifth year (i.e. February 1, 2019, assuming the TIF District is certified in 2014), evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the City or owner of the parcel subsequently commences any of the above activities, the City shall so certify to the county auditor, and the tax capacity of the property as most recently certified by the commissioner of revenue may be added to the TIF District's original tax capacity.

Section 2.21. Estimate of Impact on Other Taxing Jurisdictions. The City believes that, because the development would not have occurred without the tax increment assistance, TIF District No. 1-10 has no impact on other taxing jurisdictions. However, assuming the development would have occurred without tax increment assistance, making the anticipated captured tax capacity available to other jurisdictions, the hypothetical impacts on other jurisdictions are presented in Appendix C. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

Additional fiscal and economic impacts of TIF District No. 1-10, pursuant to Section 469.175, subdivision 2 of the TIF Act, are listed below.

1. The total amount of tax increment that will be generated over the life of the district is estimated to be \$1,939,301.

2. The probable impact of the district on City-provided services such as police and fire protection, public infrastructure, and the impact of any general obligation tax increment bonds attributable to the district upon the ability to issue other debt for general fund purposes, is minimal. According to the Fire Chief of the Grand Rapids Fire Department, adequate resources currently exist to handle any fire-related incidents within the TIF District. Likewise, multifamily housing facilities developed in recent years have not created a substantial increase in service calls from police. Public infrastructure costs, such as traffic impacts, water and sewer usage, and street maintenance, are estimated to increase, but are within the City's current capacity.

The City does not plan to issue general obligation tax increment bonds. Therefore, there will be no impact of any general obligation tax increment bonds attributable to the district upon the ability to issue other debt for general fund purposes.

3. The amount of tax increments over the life of the district that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be \$237,010.

4. The amount of tax increment over the life of the district that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is estimated to be \$686,836.

5. Neither the County nor the School District has requested additional information regarding size, timing, or type of development in the TIF District. If the City receives such a request, the City will provide the information requested.

Section 2.22. Notification of Prior Planned Improvements. Pursuant to Section 469.177, subdivision 4 of the TIF Act, the City will review its records with regard to the property within TIF District No. 1-10 to determine whether any building permits were issued during the 18 months immediately preceding approval of the TIF Plan by the City. If such permits are found, the City will so notify the County Auditor along with the request for certification of the TIF District, and the County Auditor will be instructed to increase the original net tax capacity of the district by the net tax capacity of each improvement for which a building permit was issued.

There have been no building permits issued in the last 18 months in conjunction with any of the properties within the TIF District.

Section 2.23. Development Agreements. No contracts have yet been executed for the development activity authorized by this TIF Plan. Agreements regarding property within the Development District will be entered into in accordance with Section 469.176, subdivision 5 of the TIF Act. Any contract will obligate the Developer to meet the income limits described in Section 2.4 for the affordable rental and owner-occupied housing units in TIF District No. 1-10.

Section 2.24. Assessment Agreements. Pursuant to Section 469.177, subdivision 8 of the TIF Act, the City may execute an assessment agreement in recordable form with the developer which establishes a minimum market value of the land and completed improvements for the duration of TIF District No. 1-10.

The assessment agreement, if any, shall be presented to the County Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land upon which the improvements are to be constructed and so long as the minimum market value contained in the assessment agreement appears in the judgment of the assessor to be a reasonable estimate, the assessor shall certify the minimum market value agreement. The assessment agreement shall be filed of record in the office of the county recorder or the registrar of titles of Itasca County. Any modification or premature termination of this agreement must first be approved by the City, the County and the School District.

Section 2.25. Modification of TIF Plan. The Plan for TIF District No. 1-10 may be modified by the City, provided that any reduction or enlargement of geographic area of the TIF District, increase in amount of bonded indebtedness to be incurred, increase in the portion of the captured tax capacity to be retained by the City, increase in total estimated tax increment expenditures or designation of additional property to be acquired by the City shall be approved upon the notice and after such discussion, public hearing and findings as required for approval of the original TIF Plan.

The City must notify the County Auditor of any modification that reduces or enlarges the geographic area of the TIF District. The geographic area of the TIF District may be reduced but not enlarged after five years following the date of certification.

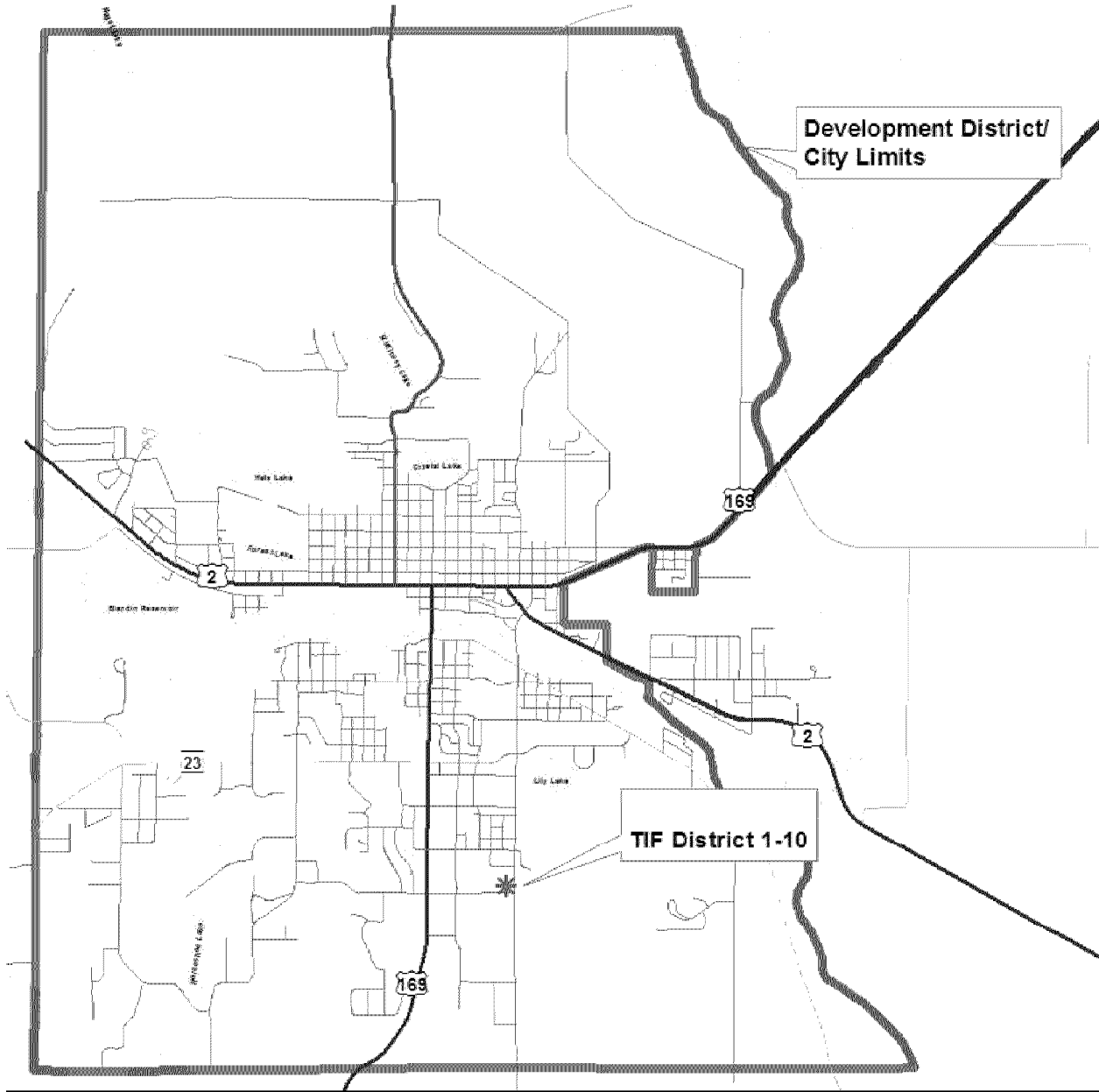
Section 2.26. Administration of TIF Plan.

Upon adoption of the TIF Plan, the City shall submit a copy of such plan to the Minnesota Department of Revenue and the State Auditor. The City shall also request that the County Auditor certify the original net tax capacity and net tax capacity rate of TIF District No. 1-10. To assist the County Auditor in this process, the City shall submit copies of the TIF Plan, the resolution establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements. The City shall also send the County Assessor any assessment agreement establishing the minimum market value of land and improvements in the TIF District, and shall request that the County Assessor review and certify this assessment agreement as reasonable.

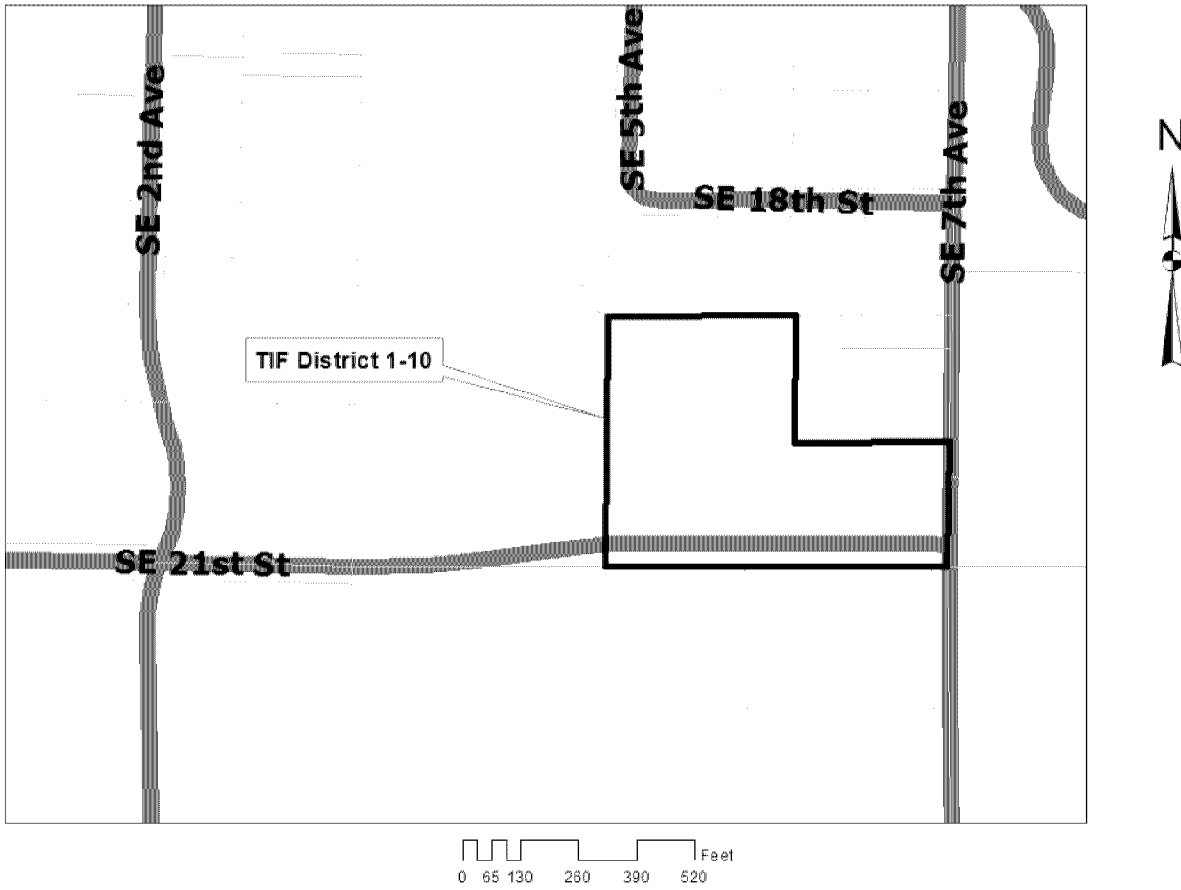
Section 2.27. Annual Financial Report. The City will comply with all reporting requirements under Section 469.175, subdivisions 5 and 6 of the TIF Act.

APPENDIX A

Map of Project Area



Map of TIF District No. 1-10



Legal Description

Real Property in the City of Grand Rapids, County of Itasca, State of Minnesota.

E 766.9 ft. of S 563 ft. of SW SE Less N 284.5 ft. of E 346.9 ft. thereof, Section 28, Township 55N, Range 25W, Itasca County, Minnesota

APPENDIX B
TAX INCREMENT SCHEDULES

Projected Tax Increment Report

City of Grand Rapids, Minnesota
 Tax Increment Financing (Housing) District No. 1-10
 River Hills Project: Total EMV of \$4,200,000 for Two Buildings
 Draft TIF Plan Exhibits: Developer Request of \$600,000

Annual Period Ending (1)	Total Estimated Market Value (2)	Total Net Tax Capacity (3)	Less: Original Net Tax Capacity (4)	Retained Captured Net Tax Capacity (5)	Times: Tax Capacity Rate (6)	Annual Gross Tax Increment (7)	Less: State and Deduction 0.380% (8)	Annual Revenue Net of OSA Deduction (9)	Less: Admin Retainage 10.00% (10)	Annual Net Revenue (11)	P.Y. Annual Net Rev. To 12/31/14 4.00%
12/31/14	134,300	1,679	1,679	0	152.053%	0	0	0	0	0	0
12/31/15	134,300	1,679	1,679	0	152.053%	0	0	0	0	0	0
12/31/16	525,000	6,563	6,563	0	152.053%	0	0	0	0	0	0
12/31/17	2,100,000	26,250	1,679	24,571	152.053%	37,361	134	37,227	3,723	33,504	29,785
12/31/18	2,625,000	32,813	1,679	31,134	152.053%	47,340	170	47,170	4,717	42,453	38,289
12/31/19	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	58,957
12/31/20	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	54,768
12/31/21	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	52,860
12/31/22	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	50,835
12/31/23	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	48,887
12/31/24	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	46,815
12/31/25	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	45,014
12/31/26	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	43,283
12/31/27	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	41,618
12/31/28	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	40,017
12/31/29	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	38,478
12/31/30	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	36,998
12/31/31	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	35,575
12/31/32	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	34,207
12/31/33	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	32,891
12/31/34	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	31,626
12/31/35	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	30,410
12/31/36	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	29,240
12/31/37	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	28,118
12/31/38	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	27,034
12/31/39	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	25,994
12/31/40	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	24,995
12/31/41	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	24,033
12/31/42	4,200,000	52,500	1,679	50,821	152.053%	77,275	278	76,997	7,700	69,297	23,109
						\$1,839,301	\$6,976	\$1,832,325	\$193,240	\$1,739,085	\$969,232

* Includes election to delay receipt of first increment to taxes payable 2017

Market Value Analysis Report

City of Grand Rapids, Minnesota

Tax Increment Financing (Housing) District No. 1-10

River Hills Project: Total EMV of \$4,200,000 for Two Buildings

Draft TIF Plan Exhibits: Developer Request of \$600,000

<u>Assumptions</u>			
	Present Value Date		09/30/14
	P.V. Rate - Gross T.I.		4.00%
	Increase in EMV With TIF District		\$4,065,700
	Less: P.V of Gross Tax Increment		<u>1,080,698</u>
	Subtotal		\$2,985,002
	Less: Increase in EMV Without TIF		<u>0</u>
	Difference		\$2,985,002
	Year	Annual Gross Tax Increment	Present Value @ 4.00%
1	2017	37,361	33,210
1	2018	47,340	40,462
2	2019	77,275	63,507
3	2020	77,275	61,065
4	2021	77,275	58,716
5	2022	77,275	56,458
6	2023	77,275	54,286
7	2024	77,275	52,199
8	2025	77,275	50,191
9	2026	77,275	48,260
10	2027	77,275	46,404
11	2028	77,275	44,620
12	2029	77,275	42,903
13	2030	77,275	41,253
14	2031	77,275	39,667
15	2032	77,275	38,141
16	2033	77,275	36,674
17	2034	77,275	35,263
18	2035	77,275	33,907
19	2036	77,275	32,603
20	2037	77,275	31,349
21	2038	77,275	30,143
22	2039	77,275	28,984
23	2040	77,275	27,869
24	2041	77,275	26,797
25	2042	77,275	25,767
		<u>\$1,939,301</u>	<u>\$1,080,698</u>

Prepared by: Springsted Incorporated (8/8/2014)

Projected Pay-As-You-Go Note Report

City of Grand Rapids, Minnesota
 Tax Increment Financing (Housing) District No. 1-10
 River Hills Project: Total EMV of \$4,200,000 for Two Buildings
 Draft TIF Plan Exhibits: Developer Request of \$600,000

Note Date: 12/31/14
 Note Rate: 4.00%
 Amount: \$600,000

Date (1)	Principal (2)	Interest (3)	P & I (4)	Cumulative Interest Due (5)	Unpaid Accrued Interest (6)	Semi-Annual Net Revenue (7)
02/01/15	0.00	0.00	0.00	2,000.00	2,000.00	0.00
08/01/15	0.00	0.00	0.00	14,000.00	14,000.00	0.00
02/01/16	0.00	0.00	0.00	26,000.00	26,000.00	0.00
08/01/16	0.00	0.00	0.00	38,000.00	38,000.00	0.00
02/01/17	0.00	0.00	0.00	50,000.00	50,000.00	0.00
08/01/17	0.00	18,752.00	18,752.00	62,000.00	45,248.00	18,752.00
02/01/18	0.00	18,752.00	18,752.00	77,245.00	40,498.00	18,752.00
08/01/18	0.00	21,226.50	21,226.50	92,466.00	31,269.50	21,226.50
02/01/19	0.00	21,226.50	21,226.50	113,269.50	22,043.00	21,226.50
08/01/19	605.50	34,043.00	34,648.50	148,043.00	34,043.00	34,648.50
02/01/20	22,860.61	11,987.89	34,648.50	182,791.89	0.00	34,648.50
08/01/20	23,113.62	11,534.68	34,648.50	217,436.48	0.00	34,648.50
02/01/21	23,576.10	11,072.40	34,648.50	252,084.88	0.00	34,648.50
08/01/21	24,047.62	10,600.88	34,648.50	286,733.28	0.00	34,648.50
02/01/22	24,528.57	10,119.93	34,648.50	321,381.68	0.00	34,648.50
08/01/22	25,019.14	9,629.36	34,648.50	356,030.04	0.00	34,648.50
02/01/23	25,519.53	9,128.97	34,648.50	390,678.41	0.00	34,648.50
08/01/23	26,029.92	8,618.58	34,648.50	425,326.79	0.00	34,648.50
02/01/24	26,550.52	8,097.98	34,648.50	460,000.00	0.00	34,648.50
08/01/24	27,081.53	7,566.97	34,648.50	494,678.41	0.00	34,648.50
02/01/25	27,623.16	7,025.34	34,648.50	529,361.81	0.00	34,648.50
08/01/25	28,175.62	6,472.88	34,648.50	564,050.21	0.00	34,648.50
02/01/26	28,739.13	5,909.37	34,648.50	598,743.58	0.00	34,648.50
08/01/26	29,313.92	5,334.58	34,648.50	633,441.96	0.00	34,648.50
02/01/27	29,900.19	4,748.31	34,648.50	668,144.27	0.00	34,648.50
08/01/27	30,498.20	4,150.30	34,648.50	702,850.57	0.00	34,648.50
02/01/28	31,108.18	3,540.34	34,648.50	737,560.91	0.00	34,648.50
08/01/28	31,730.32	2,918.18	34,648.50	772,275.09	0.00	34,648.50
02/01/29	32,364.93	2,283.57	34,648.50	807,003.66	0.00	34,648.50
08/01/29	33,012.23	1,636.27	34,648.50	841,745.93	0.00	34,648.50
02/01/30	33,672.47	976.03	34,648.50	876,501.96	0.00	34,648.50
08/01/30	15,128.81	302.58	15,431.39	891,933.35	0.00	15,431.39
02/01/31	0.00	0.00	0.00	891,933.35	0.00	0.00
08/01/31	0.00	0.00	0.00	891,933.35	0.00	0.00
02/01/32	0.00	0.00	0.00	891,933.35	0.00	0.00
08/01/32	0.00	0.00	0.00	891,933.35	0.00	0.00
02/01/33	0.00	0.00	0.00	891,933.35	0.00	0.00
08/01/33	0.00	0.00	0.00	891,933.35	0.00	0.00
02/01/34	0.00	0.00	0.00	891,933.35	0.00	0.00
08/01/34	0.00	0.00	0.00	891,933.35	0.00	0.00
02/01/35	0.00	0.00	0.00	891,933.35	0.00	0.00
08/01/35	0.00	0.00	0.00	891,933.35	0.00	0.00
02/01/36	0.00	0.00	0.00	891,933.35	0.00	0.00
08/01/36	0.00	0.00	0.00	891,933.35	0.00	0.00
02/01/37	0.00	0.00	0.00	891,933.35	0.00	0.00
08/01/37	0.00	0.00	0.00	891,933.35	0.00	0.00
02/01/38	0.00	0.00	0.00	891,933.35	0.00	0.00
08/01/38	0.00	0.00	0.00	891,933.35	0.00	0.00
02/01/39	0.00	0.00	0.00	891,933.35	0.00	0.00
08/01/39	0.00	0.00	0.00	891,933.35	0.00	0.00
02/01/40	0.00	0.00	0.00	891,933.35	0.00	0.00
08/01/40	0.00	0.00	0.00	891,933.35	0.00	0.00
02/01/41	0.00	0.00	0.00	891,933.35	0.00	0.00
08/01/41	0.00	0.00	0.00	891,933.35	0.00	0.00
02/01/42	0.00	0.00	0.00	891,933.35	0.00	0.00
08/01/42	0.00	0.00	0.00	891,933.35	0.00	0.00
02/01/43	0.00	0.00	0.00	891,933.35	0.00	0.00
	\$800,000	\$253,655.39	\$853,655.39		\$269,058.50	\$853,655.39
				Surplus Tax Increment	885,429.31	

APPENDIX C

ESTIMATED IMPACT ON OTHER TAXING JURISDICTIONS REPORT

Estimated Impact on Other Taxing Jurisdictions Report

**City of Grand Rapids, Minnesota
 Tax Increment Financing (Housing) District No. 1-10
 River Hills Project: Total EMV of \$4,200,000 for Two Buildings
 Draft TIF Plan Exhibits: Developer Request of \$600,000**

Taxing Jurisdiction	Without Project or TIF District		With Project and TIF District					
	2013/2014 Taxable Net Tax Capacity (1)	2013/2014 Local Tax Rate	2013/2014 Taxable Net Tax Capacity (1)	Projected Retained Captured Net Tax Capacity +	New Taxable Net Tax Capacity =	Hypothetical Adjusted Local Tax Rate (*)	Hypothetical Decrease In Local Tax Rate (*)	Hypothetical Tax Generated by Retained Captured N.T.C. (*)
City of Grand Rapids	7,690,282	79.358%	7,690,282	\$50,821	7,741,103	78.837%	0.521%	40,066
Itasca County	56,982,747	53.852%	56,982,747	50,821	57,033,568	53.804%	0.048%	27,344
ISD #318	40,104,996	18.583%	40,104,996	50,821	40,155,817	18.559%	0.024%	9,432
Other (2)	---	0.260%	---	50,821	---	0.260%	---	---
Totals		152.053%				151.461%	0.592%	

* **Statement 1:** If the projected Retained Captured Net Tax Capacity of the TIF District was hypothetically available to each of the taxing jurisdictions above, the result would be a lower local tax rate (see Hypothetical Adjusted Tax Rate above) which would produce the same amount of taxes for each taxing jurisdiction. In such a case, the total local tax rate would decrease by 0.592% (see Hypothetical Decrease in Local Tax Rate above). The hypothetical tax that the Retained Captured Net Tax Capacity of the TIF District would generate is also shown above.

Statement 2: Since the projected Retained Captured Net Tax Capacity of the TIF District is not available to the taxing jurisdictions, then there is no impact on taxes levied or local tax rates.

(1) Taxable net tax capacity = total net tax capacity - captured TIF - fiscal disparity contribution, if applicable.
 (2) The impact on these taxing jurisdictions is negligible since they represent only 0.17% of the total tax rate.

Prepared by: Springsted Incorporated (8/8/2014)

**CITY OF GRAND RAPIDS
PLANNING COMMISSION**

RESOLUTION NO. _____

RESOLUTION FINDING TAX INCREMENT FINANCING
PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 1-
10 (RIVER HILLS APARTMENTS) CONSISTENT WITH THE
PLANS FOR DEVELOPMENT OF THE CITY OF GRAND
RAPIDS

WHEREAS, the City Council of the City of Grand Rapids has authorized preparation of a Tax Increment Financing Plan (the “TIF Plan”) for Tax Increment Financing District No. 1-10 (River Hills Apartments) (the “TIF District”) within Development District No. 1 and the proposed TIF Plan has been submitted to the Planning Commission for comment; and

WHEREAS, the Planning Commission has reviewed the proposed TIF Plan and has compared it with the plans for development of the City as a whole.

NOW, THEREFORE, BE IT RESOLVED By the Planning Commission of the City of Grand Rapids, Minnesota as follows:

1. The TIF Plan for TIF District No. 1-10 is found to be consistent with the City comprehensive plan. The planned development is consistent with the Housing Goals (“Facilitate the development of a diverse housing stock” and “Provide a mix of affordability in the City’s housing infrastructure”) referenced within the City comprehensive plan, which expressly provides for working with the private sector in developing housing consistent with housing demand identified in the 2003 Housing Study and the Iron Range Housing Market Analysis, 2008.
2. It is recommended that the City Council of the City of Grand Rapids hold the public hearing required by law and adopt the proposed TIF Plan.

Approved this 4th day of September, 2014, by the Planning Commission of the City of Grand Rapids, Minnesota.

Chairperson

ATTEST:

Vice-Chair/Secretary



CITY OF GRAND RAPIDS

Legislation Details (With Text)

File #: 14-0760 **Version:** 1 **Name:** Consider the election of a Planning Commission Officer: Vice Chairperson/Secretary.

Type: Agenda Item **Status:** General Business

File created: 8/21/2014 **In control:** Planning Commission

On agenda: 9/4/2014 **Final action:**

Title: Consider the election of a Planning Commission Officer: Vice Chairperson/Secretary.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
9/4/2014	1	Planning Commission		

Consider the election of a Planning Commission Officer: Vice Chairperson/Secretary.

Background Information:

With the resignation of Commissioner McKellep from the Planning Commission, the Officer position of Vice-Chair/Secretary is vacant.

Section 30-31 of the City Code requires the Planning Commission to elect a Chairperson and a Secretary, as well as any other officers it deems necessary. To date, the Planning Commission's slate of officers has consisted of a Chairperson and a Vice Chairperson/Secretary.

Staff Recommendation:

Consider the election of a Planning Commission Officer: Vice Chairperson/Secretary.