

**APPROVED MINUTES
CITY COUNCIL
WORK SESSION MEETING
CITY OF WYOMING, MINNESOTA
JUNE 18, 2024
5:30 PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Work Session Meeting of the Wyoming City Council for June 18, 2024 to order at 5:30 P.M.

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming City Council were present: Councilmembers Lisa Iverson, Linda Nanko Yeager, Brett Ohnstad, and Claire Luger

Absent: Dennis Schilling

Also Present: Robb Linwood- City Administrator, Grant MacFarlane- Assistant City Administrator, Nancy Hoffman- Chisago County HRA/EDA, Jared Ackmann- Reuter Walton, John Duffy- Duffy Development, Mikaela Huot- Baker Tilly

DETERMINATION OF A QUORUM:

Mayor Iverson determined a Quorum was present.

PLEDEGE OF ALLEGIANCE:

NEW BUSINESS:

1. To consider a concept plan for Multi-family Housing from Reuter Walton

City Administrator Linwood – Discussed the project with the council and stated that Jared Ackmann was present from Reuter Walton and would have a presentation. After that we will have Mikaela Huot from Baker Tilly to discuss the TIF application analysis and a presentation on TIF and the project for council.

Jared Ackmann – Reuter Walton Completed a presentation of a seventy-two unit apartment concept located on Fairview Blvd. He discussed the strong demand for multi-family projects in Chisago County. Similar to past projects, they would need a resolution of support from the city and the potential of the use of TIF for the project. The applications for the tax credit would be due in July of this year. He reviewed similar projects from their portfolio showcasing the exteriors, interiors, and surrounding amenities with the apartments. He reviewed the different make-up of the apartments with the EDA for the project that would include one, two, three, and four-bedroom apartments with a make-up of 18 one-bedroom units, 27 two-bedroom units, 18 three-bedroom units, and 9 four-bedroom units. If the project is awarded by the Minnesota Housing and Finance Agency it is anticipated that notification will come in the 4th quarter of 2024.

The city council asked some questions regarding the building type, parking, and timeline of the project. Eligibility for the apartment and some of the existing setbacks on the property for the apartment.

2. To consider a concept plan for Senior Housing from Duffy Development

City Administrator Linwood – Discussed the project with the council and stated that John Duffy was present from Duffy Development and would have a presentation. Stated that following the presentation from Mr. Duffer, Mikaela Huot from Baker Tilly would discuss the TIF application analysis and would provide a presentation on TIF and the projects for council.

John Duffy – Duffy Development Presented their proposal of a sixty-unit senior housing rental apartment located on Fairview Blvd., just south of the existing senior housing facility. Mr. Duffy discussed the need for this type of housing and provided example photos of their other developments. He stated that they would be seeking a resolution of support from the city and the use of TIF.

The Council had questions regarding accessibility options, location, and timeline of the project.

Mikaela Huot – Baker Tilly gave an overview of what Tax Increment Finance (TIF) means. Stated that TIF is a method used to capture tax base growth that results from a new development. The property still pays its full property tax amount based on the new value, but the future increased local property taxes that are generated as a result of the new development are captured over time. These captured costs are used as reimbursement for eligible improvements over time on a pay-as-you-go basis. Added that there is a fixed term on the capture and that the new development is added to the tax base. Ms. Huot stated that TIF is used to redirect tax dollars to meet a defined public purpose, ensure projects which would not move forward without them still occur, and add tax base upon decertification of the district.

The preliminary assistance estimate for the Duffy project is \$316,900 over a proposed repayment term of 26 years. The Preliminary estimate of annual amount to the developer is \$28,142 (prior to inflation) by all taxing entities.

The preliminary assistance estimate for the Reuter Walton project is \$356,100 over a proposed repayment term of 26 years. The preliminary estimate of annual amount to the developer is \$31,640 (prior to inflation) by all taxing entities.

This would be reimbursed over time on a pay as you go basis. It would be reimbursed with a 6.0% interest and payable from 90% of annually generate increment. The city would also retain 10% of annual increment to fund administrative expenses related to the TIF district.

MAYOR IVERSON ADJOURNED THE JUNE 27, 2023 WORK SESSION MEETING AT 6:46 PM.