

**EXTRACT OF MINUTES OF MEETING
OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

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Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was duly held on the 18th day of April, 2016, at 6:00 p.m.

The following members were present: Willmus, Etten, McGehee, Laliberte, Roe and the following members were absent: None

Councilmember McGehee introduced the following resolution and moved its adoption:

RESOLUTION No. 11313

RESOLUTION NOT SUPPORTING THE PROPOSED RAMSEY COUNTY
ECONOMIC DEVELOPMENT AUTHORITY IN HOUSE FILE (HF) NO.
2957/SENATE FILE (SF) 2774

WHEREAS, the City of Roseville recently became aware of House File (HF) No. 2957/Senate File (SF) 2774 that proposes the creation of a Ramsey County Economic Development Authority (EDA);

WHEREAS, the creation of a Ramsey County EDA has levy authority on Roseville residents; and

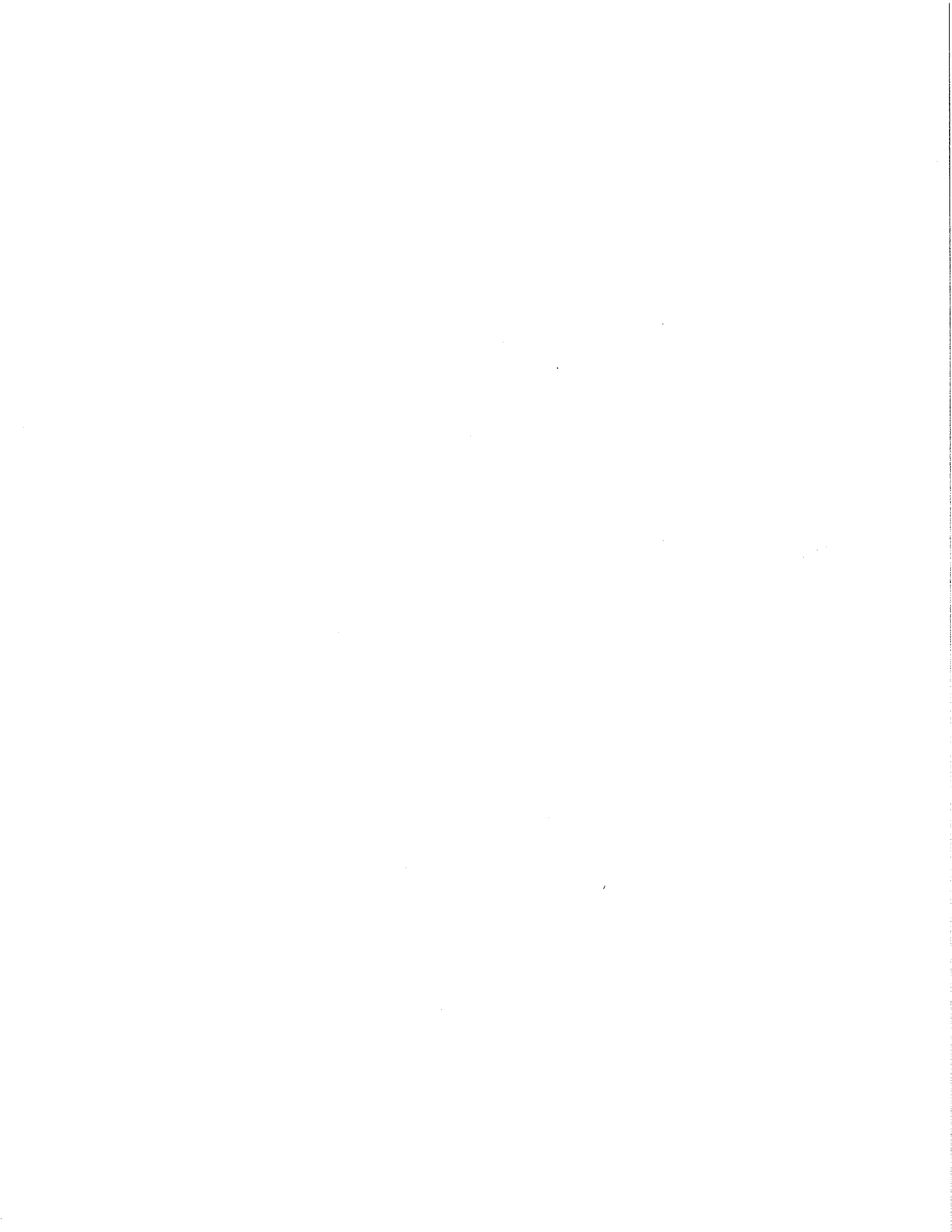
WHEREAS, the proposed legislation was created without input from the affected municipalities and citizens; and

WHEREAS, the City of Roseville created a municipal EDA in January of 2016 with levy authority; and

WHEREAS, the City of Roseville is concerned with an additional tax on Roseville residents for purposes of economic development; and

WHEREAS, the proposed legislation omits any reference to opt-out of a County EDA levy; and

WHEREAS, it is not clear to the City of Roseville why the rigorous community engagement processes in the existing statutes for creating a county EDA would not be followed;



WHEREAS, the City of Roseville is concerned with the administrative feasibility of cities that opt-out of specific County EDA programs (per the opt-out language contained in Subdivision 2 of the proposed legislation) and be levied a tax for others; and

WHEREAS, the City of Roseville does not have enough information to feel comfortable with the proposed legislation;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, MINNESOTA, that the City of Roseville cannot support the proposed Ramsey County EDA in House File (HF) No. 2957/Senate File (SF 2774).

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Willmus and upon vote being taken thereon, the following voted in favor thereof: Willmus, Etten, McGehee, Laliberte, Roe and the following voted against the same: None

WHEAREUPON said resolution was declared duly passed and adopted.






Fiscal implications of development types

Ways to Influence Tax Density


- Transportation access
- Type of permitted use
- Development standards
- Building quality/finish
- Development density - 30% coverage = almost twice as much tax as 15% coverage
- Management of storm water

Economic Development Services, Inc.

Brick and Glass



10-22551-020-02 - \$2,912/acre




10-22550-010-01 - \$39,012/acre


10-22532-010-01 - \$31,526/acre

Economic Development Services, Inc.

Showroom



10-30802-020-01 - \$10,510/acre




10-71375-020-01 - \$25,367/acre


10-30802-010-01 - \$20,478/acre

Economic Development Services, Inc.

Industrial



10-22500-050-06 - \$8,716/acre



10-22700-010-01 - \$10,049/acre

10-22500-230-05 - \$9,409/acre

Economic Development Services, Inc.




Note: Example only – 2006 info from another community


Bench Handout
April 18, 2016
15c

Fiscal implications of development types

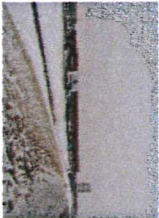
Big Box Retail



10-45001-010-01 - \$14,628/acre




10-77039-010-01 - \$28,444/acre




10-22508-030-01 - \$21,453/acre

Economic Development Solutions, Inc.


Strip Mall



10-77055-011-01 - \$24,189/acre



10-21925-010-01 - \$20,732/acre



10-22472-092-02 - \$27,052/acre

Economic Development Solutions, Inc.

Auto Dealership



02-30240-021-00 - \$18,937/acre




02-65900-010-01 - \$15,284/acre




02-19300-010-01 - \$26,194/acre

Economic Development Solutions, Inc.


Truck Terminal



10-22501-041-00 - \$4,698/acre



10-22501-086-00 - \$5,669/acre



10-22465-010-01 - \$3,987/acre

Economic Development Solutions, Inc.

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Fiscal implications of development types

Single Family Residential




10-16705-080-05 - \$8,071/acre

10-1900-050-01 - \$10,615/acre

Economic Development Services, Inc.

Condominium/Townhome




10-14800-170-03 - \$23,547/acre

10-77100-010-16 - \$24,522/acre

10-67125-020-03 - \$39,711/acre

Economic Development Services, Inc.

Fiscal Implications

Type	Average Tax/acre	100 acres	20 years	Fiscal Disparities	Cost of Services
Brick/glass	\$35,000	\$3.5M	\$70M		
Strip Mall	\$24,000	\$2.4M	\$48M		
Showroom	\$18,800	\$1.9M	\$38M		
Single Fam	\$10,400	\$1.0M	\$20M		
Truck Term	\$4,800	\$480,000	\$9.6M		

Economic Development Services, Inc.

Note: Example only – 2006 info from another community



