

Schedule of Events

City of Breezy Point Crow Wing County, Minnesota

For the proposed modification to the Development Program for Municipal Development District No. 1, the proposed removal of parcels from Tax Increment Financing District No. 1-5 and the proposed establishment of Tax Increment Financing District No. 1-6: North Star Apartments by Whitebirch and the proposed adoption of a Tax Increment Financing Plan and Financing Development Agreement (a housing district)

Draft as of May 27, 2026

June 12, 2026	<p>Project information, property identification numbers, fiscal impacts and maps sent to Ehlers for drafting documentation.</p> <p>Ehlers confirms whether building permits have been issued on the property to be included in the TIF District.</p>
June 19, 2026	<p>Letter received by County Commissioner giving notice of potential housing TIF District (at least 30 days prior to publication of public hearing notice). [Ehlers will distribute.]</p>
By June 29, 2026	<p>Ehlers conducts internal review of TIF Plan.</p>
July 2, 2026	<p>Fiscal/economic implications received by School Board Clerk and County Auditor (at least 30 days prior to public hearing) and County receives information for review of county road impacts. [Ehlers will distribute.]</p> <p>*The County Board, by law, has 45 days to review the TIF Plan to determine if any county roads will be impacted by the development. Because City staff believe that the proposed TIF District will not require unplanned county road improvements, the TIF Plan was not forwarded to the County Board 45 days prior to the public hearing. Please be aware the County Board could claim that tax increment should be used for county roads, even after the public hearing.</p>
July 14, 2026	<p>Planning Commission meets at 6:30 PM to review TIF Plan and consider a resolution affirming the TIF Plan conforms to the general plans for development and redevelopment of the City as a whole. [Attorney provides resolution information by July 7, 2026.]</p>

July 22, 2026	Publication of hearing notice and map in the Pequot Lakes - Pine and Lakes Echo Journal (at least 10 days but not more than 30 days prior to hearing). [Ehlers will submit notice, map and instructions. Publication deadline: July 15, 2026.]
August 3, 2026	<p>City Council holds public hearing at 6:30 PM on the modification to the Development Program for Municipal Development District No. 1, the proposed removal of parcels from Tax Increment Financing District No. 1-5 and the proposed establishment of Tax Increment Financing District No. 1-6 and considers a resolution approving the TIF Plan. [Ehlers and attorney provide packet information July 27, 2026.]</p> <p>City Council considers a resolution approving the Financing Development Agreement and Interfund Loan resolution in connection with the TIF District.</p>
August 4, 2026	City may issue building permits.
Before June 30, 2027	Ehlers files the TIF Plan with the MN Department of Revenue, Office of the State Auditor, and requests certification of the TIF District with the County.

An action under Minnesota Statutes (“M.S.”) Section 469.1771, subdivision 1, paragraph (a), contesting the validity of a determination by an authority under M.S. Section 469.175, subdivision 3, must be commenced within the later of:

(1) 180 days after the municipality’s approval under M.S. Section 469.175, subdivision 3; or

(2) 90 days after the request for certification of the district is filed with the county auditor under M.S. Section 469.177, subdivision 1.