

CITY OF MAPLE PLAIN

RESOLUTION NO. 2026-0223-01

RESOLUTION APPROVING THE DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 2 AND THE TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 2-1

BE IT RESOLVED By the city council of the City of Maple Plain, Minnesota as follows:

Section 1. Recitals.

1.01. The city of Maple Plain (the “City”) has received a proposal to construct a multi-family residential project consisting of approximately 95 units.

1.02. In response to that proposal, the City investigated the facts and caused to be prepared a Development Program (the “Development Program”) for Development District No. 2 (the “Development District”) and a tax increment financing plan (the “TIF Plan”) for Tax Increment Financing (Redevelopment) District No. 2-1 (the “TIF District”) describing the assistance which may be provided to encourage development.

1.03. All actions required by law to be performed prior to the adoption of the Development Program and the TIF Plan and establishment of the Development District and TIF District have been performed.

1.04. The City notified Hennepin County and Independent School District No. 278 of the public hearing on the Development Program and TIF Plan to be held before the City Council on February 9, 2026.

1.05. The Development Program and TIF Plan are contained in a document entitled “Development Program for Development District No. 2 and Tax Increment Financing Plan for Tax Increment Financing (Redevelopment) District No. 2-1 within Development District No. 2” and which is on file at city hall.

1.06. The City Council has fully reviewed the contents of the Development Program and TIF Plan and on February 9, 2026 conducted a public hearing thereon at which the views of all interested persons were received orally or in writing.

Section 2. Findings Relating to the Establishment of Development District No. 2.

2.01. The City finds that the establishment of the Development District, which will include the entire City, is consistent with the City’s comprehensive plan.

2.02. The City finds that the adoption of the Development Program will promote development of properties within the Development District and is in the vital interests of the community as a whole.

Section 3. Findings Relating to the Establishment of Tax Increment Financing District No. 2-1.

3.01. The City finds and determines that it is necessary and desirable for the sound and orderly development of the Development District and the community as a whole, and for the protection and

preservation of the public health, safety, and general welfare, that the authority of the TIF Act be exercised by the City to establish Tax Increment Financing District No. 2-1.

3.02. The City further finds and determines, and it is the reasoned opinion of the City, that the development proposed in the TIF Plan for the TIF District could not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the land within the TIF District 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, and that therefore the use of tax increment financing is necessary to assist the project. Details of this analysis are included in Exhibit 1 of the TIF Plan.

3.03. The expenditures proposed to be financed through tax increment financing are necessary to permit the City to realize the full potential of the Development District in terms of development intensity, diversity of uses and expansion of the tax base which is consistent with the City's comprehensive plan.

3.04. The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for redevelopment of the Development District by private enterprise. The one existing building within the TIF District is structurally substandard within the meaning of Minnesota Statutes, section 469.174, subd. 10.

3.05. The TIF Plan conforms to the general plan for the development and redevelopment of Maple Plain as a whole. The developer's plans for a new market rate multifamily residential building is fully consistent with the City's comprehensive plan.

3.06. The City has relied upon the written representations made by the developer, review of the developer's proforma, the opinions and recommendations of City staff, and the personal knowledge of the members of the City Council in reaching its conclusions regarding the TIF Plan and the establishment of the TIF District. Additional reasons and supporting facts are included in the TIF Plan and are incorporated herein by reference.

3.07. TIF District No. 2-1 is a redevelopment tax increment financing district within the meaning of Minnesota Statutes, section 469.174, subd. 10(a)(1). LHB, Inc. has reviewed the property to be included within the TIF District and prepared a report on the lot coverage and condition of the principal building located thereon. The report, which was prepared after an interior and exterior inspection of the building on November 13, 2025, establishes that the building is structurally substandard and that the TIF District qualifies as a redevelopment tax increment district. The City has relied on the report in reaching its conclusion about the qualification of the TIF District. A copy of this report will be retained at city hall for the duration of the TIF District.

Section 4. Approval of Development Program and Tax Increment Financing Plan; Establishment of Development District No. 2 and Tax Increment Financing District No. 2-1;

4.01. The Development Program for Development District No. 2 is hereby approved. Development District No. 2 is hereby established.

4.02. The TIF Plan for TIF District No. 2-1 is hereby approved. Tax Increment Financing District No. 2-1 is hereby established.

4.03. The City Administrator is authorized and directed to transmit a certified copy of this resolution together with a certified copy of the Development Program and the TIF Plan to Hennepin County

with a request that the original tax capacity of the property within TIF District No. 2-1 be certified to the City pursuant to Minnesota Statutes, section 469.177, subd. 1 and to file a copy of the modified Development Program and the TIF Plan with the Minnesota department of revenue and state auditor.

Adopted this 23rd day of February, 2026.

Julie M. Maas-Kusske, Mayor

ATTEST:

Jacob Schillander, City Administrator