



## Executive Summary

City Council Business Meeting

<b>AGENDA ITEM-NEW BUSINESS:</b>	Resolution 2026-0223-01 Approving the Development Program for Development District 2 and TIF for District 2-1
<b>PREPARED BY:</b>	Mark Kaltsas, City Planner
<b>RECOMMENDED ACTION: 1 Motion</b>	
1. Motion to Approve Resolution 2026-0223-01 Approving the Development Program for Development District 2 and TIF for District 2-1	

### Summary

Resolution 2026-0223-01 approves the Development Program for Development District No. 2 and the Tax Increment Financing (TIF) Plan for Tax Increment Financing (Redevelopment) District No. 2-1. The purpose of the resolution is to support a proposed market-rate multifamily residential redevelopment project of approximately 95 units and to encourage reinvestment in an area containing a structurally substandard property.

The resolution confirms that the City of Maple Plain completed all required procedural steps, including preparation of the Development Program and TIF Plan, notification of Hennepin County and Independent School District No. 278, and a public hearing held on February 9, 2026. The City Council reviewed the plans, considered public input, and found the proposal consistent with the City's Comprehensive Plan.

The City Council determines that establishing Development District No. 2, which encompasses the entire city, serves the community's long-term interests by promoting redevelopment, increasing development intensity, and expanding the local tax base. The resolution further finds that the proposed redevelopment within TIF District No. 2-1 would not reasonably occur without public assistance and that tax increment financing is necessary to support the project.

The resolution also establishes that the property within the TIF district qualifies as a redevelopment district under Minnesota law due to the presence of a structurally substandard

building. Finally, the City Administrator is authorized to file the approved documents with Hennepin County, the Minnesota Department of Revenue, and the State Auditor to formally implement the TIF district.

**Recommendation**

Staff recommends approval of Resolution 2026-0223-01 Approving the Development Program for Development District 2 and TIF for District 2-1