

## **MEDINA CITY COUNCIL SPECIAL MEETING MINUTES OF MAY 17, 2005**

The City Council of Medina, Minnesota met in special session on May 17, 2005 at 6:05 p.m. at the Medina City Hall. Mayor Bruce Workman presided.

**Members present:** Brinkman, Weir, Workman, Cavanaugh, Smith

**Members absent:**

**Also present:** City Administrator Chad Adams, City Planner Rose Lorsung, Police Chief Ed Belland, Public Works Director Jim Dillman, City Engineer Tom Kellogg, City Attorney Ron Batty.

### **Work Session – Elements of Public Financing for Public Improvements – Ryan Companies**

Adams provided an overview of the purpose of the meeting and to refresh the Council with the TIF projections, as well as an update on the scope of the public improvements for the Ryan Companies project. Staff is seeking direction on the use of developer contributions, special assessments, TIF, or other sources of financing the public improvements related/affected by the project.

Callister provided an overview of the most recent TIF runs and explained that the \$1.45 million of TIF to be generated over 10 years from the project is a present value figure. The \$1.45 million has previously been discussed as an option for assisting with the completion of public improvements desired as part of the Ryan Companies proposal.

Discussion was held on the use of special assessments. Staff stated they did not hear in previous work sessions that special assessments would be used on this project, or for benefited properties that would be affected by the public improvements. There was consensus that the Council did want to use special assessments, primarily as extra security if TIF and the developer do not provide the necessary dollars required to fund the public improvements.

Smith motioned, Weir seconded to direct staff to prepare a feasibility report, and hire an appraiser up to \$10,000 to determine the benefited properties. Unanimous approval.

Batty reminded the Council that a general business subsidy policy still needed approval. The policy is set for a public hearing on June 7<sup>th</sup>.

Smith asked that staff look into creating a commercial PUD west of the Ryan/ballroom area.

### **Adjournment**

Smith moved, Weir seconded to adjourn. Unanimous approval. The Special Council meeting was adjourned at 6:55 p.m.

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Bruce D. Workman, Mayor

Attest:

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Chad M. Adams, City Administrator-Clerk