



MINUTES OF A SPECIAL MEETING OF THE
INDEPENDENCE CITY COUNCIL
NOVEMBER 7, 2011

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a special meeting of the Independence City Council was called to order by Mayor Marvin Johnson at 7:00 a.m.

2. Roll Call.

Present: Mayor Marvin Johnson, Councilmember's Lynn Betts, Lindsay Wallace, Norm Wenck and Brad Spencer

Staff: City Administrator Toni Hirsch, Attorney Robert Vose and Planner Mark Kaltsas

3. Discussion of TIF (Tax Increment Financing)

Mayor Johnson opened the meeting and asked Administrator to explain the purpose of the special meeting. Hirsch stated the City currently has a developer who is interested in developing the north +/- 30 acres of U.S. Hwy 12, west of the City across from the City of Delano, which is located in Wright County. The land the developer is interested is located at the most west portion of Hennepin County.

The developer has been approached by a big box store to build on this site. The City of Independence once again went into negotiations with the City of Delano to see if we, or the developer or the big box store could interest them into allowing the big box store access to their City water and sewer for a cost.

Once again, we were denied access to their utilities unless we were to give up virtually all the Cities income from the big box store for a number of years as well as any or all the design and approval of what type of stores were to go in there beyond the big box store.

The City of Independence has a couple of other options, but were told by the big box store representatives these were too costly.

Hirsch had talked to our City Planner Mark Kaltsas about the possibility of a TIF District, spend some money to make some money and keep the decision making of what goes on there within our own City.

So Hirsch asked the Council to hold a Special Council Meeting to discuss this option. If it would become an option and didn't make it in time for the big box store that's interested now, at least Staff would have some sort of idea what the Council is thinking and how we should respond to this request in the future.

Planner Kaltsas was present and gave a brief explanation of what TIF was and how it could help the City and what some of the pros and cons were.

After some discussion it was about is the big box store still interested, how long will they hang around; if they don't can we still incorporate the TIF District for any future development?

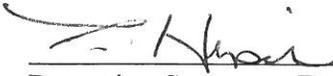
It was discussed to have Dave Callister of Ehlers and Associates pull some figures together for us and for him to present them to us at a short Council work session before our next regular Council meeting on November 15th at or about 6:15.

Motion by Wallace, second by Wenck to have Ehlers and Associates put together some numbers and information regarding the use of TIF for that corner of the City.

Upon vote being taken, the following voted in favor: Mayor Johnson, Council members Betts, Wallace, Wenck and Spencer; motion declared carried.

4. Adjourn.

Motion by Wenck, second by Wallace to adjourn the meeting at 7:42 a.m.; all ayes, motion declared carried.



Reporting Secretary, Toni Hirsch