



Minutes

**Roseville Economic Development Authority (REDA)
City Council Chambers, 2660 Civic Center Drive
Monday, July 17, 2023 – 6:00 p.m.**

1. Roll Call

President Dan Roe called to order a meeting of the Roseville Economic Development Authority (REDA) in and for the City of Roseville at approximately 6:00 p.m. Voting and Seating Order: Etten, Groff, Strahan, and Roe.

Present: President Dan Roe and Board Members Jason Etten, Wayne Groff, Robin Schroeder, and Julie Strahan.

Others Present: Attorney Gina Fiorini, Executive Director Pat Trudgeon, Assistant City Manager Rebecca Olson, Community Development Director Janice Gundlach, and Housing & Economic Development Program Manager Jeanne Kelsey.

2. Pledge of Allegiance

3. Approve Agenda

Strahan moved, Etten seconded, approval of the agenda as presented.

Roll Call

Ayes: Etten, Groff, Strahan, Schroeder, and Roe.

Nays: None.

4. Public Comment

5. Business Items

a. Receive Update on Tax Increment Financing Districts

Housing & Economic Development Program Manager Jeanne Kelsey provided a brief summary of this request as detailed in the staff report and attachments dated July 17, 2023.

Stacie Kvilvang from Ehlers presented the Tax Increment Financing District update.

President Roe asked if the funds from pooling have to be spent in the district or is that for use outside of the district.

Ms. Kvilvang indicated pooling dollars are for spending outside of the district, however, the non-pooling funds can be spent within the district.

Member Etten asked regarding Twin Lakes II amassing funds versus pouring all the funds into big projects right now.

Ms. Kvilvang explained the reason is that there are bigger valuations in there but there were some other parcels that had some inflationary value that no increment has pledged anything so it is going to the fund balance currently.

President Roe asked in some of the cases there are pooling funds that could be used for economic development purposes as well and in those cases, it is not just for affordable housing or is it only for affordable housing.

Ms. Kvilvang explained it is for redevelopment. In a redevelopment district, the funds need to be used for redevelopment purposes and housing has to be used for housing purposes.

Member Groff asked when a TIF district pays off early do the funds become available.

Ms. Kvilvang explained the funds become available only if the election for the additional ten percent for housing was selected. Otherwise, if the obligations are done and paid off and the election has not been made, statutorily, the district has to be closed and it goes back on the tax rolls for everyone.

President Roe asked if the remaining balance also goes to the County where it is distributed.

Ms. Kvilvang explained Ehlers calculates and the City retains what it can for legal pooling and other costs. Then, everything after that is returned to the County for redistribution.

President Roe appreciated the update and thanked Ms. Kvilvang.

- b. **Discussion Regarding the Budget and Preliminary Levy Collectible in 2024.** Community Development Director Janice Gundlach provided a brief summary of this request as detailed in the staff report and attachments dated July 17, 2023.

Member Schroeder indicated she was curious about the University of Northwestern funding of economic development activities if there is any hint on which way that may be going or is that still a big unknown.

Mr. Trudgeon indicated he did meet with the president and chief of staff of Northwestern and as noted, the agreement between them and the City will expire in 2024, which they were not aware of. There were two parts to it, one was PILOT (Payment in Lieu of Taxes) for the City services and the second was a charitable pledge to help economic development initiatives. He did bring this

forward to the leadership of Northwestern and indicated the City would like this to continue. Conversations will need to be continued.

President Roe noted another benefit of perhaps not acting on the Resolution tonight is that both Maplewood and St. Paul are looking at their contribution to the Rice and Larpenteur Alliance and even though it does not affect Roseville, the EDA wants to reflect accurate numbers in its budget.

6. **Adjourn**

Groff moved, Schroeder seconded, adjourning the REDA meeting at approximately 6:27 p.m.

Ayes: 5

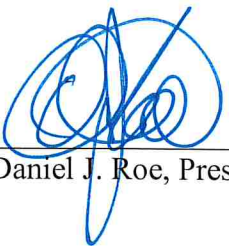
Nays: 0

Motion carried.

ATTEST:



Patrick Trudgeon, Executive Director



Daniel J. Roe, President