



**MONTROSE
PLANNING AND ZONING COMMISSION MEETING
AGENDA**

**Wednesday, February 14, 2024
7:00 PM**

**Montrose Community Center
200 Center Avenue South
Montrose, Minnesota 55363**

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Approval of Agenda

5. Approval of Minutes

A. January 10, 2024 Planning and Zoning Commission Meeting Minutes

6. Public Hearing

A. To Consider an Application from SJB Masonry for a Conditional Use Permit and Replat, Related to a Proposal for Accessory Outdoor Storage for a Contractor's Business, and Modifications to the Allowed Surfacing for the Storage Area, all Located in the I-1, Light Industrial District

7. Old Business

A. No Old Business

8. New Business

A. Tax Increment Financing District 4-2 – The Preserve of Montrose

- i. Resolution 2024-05 – A Resolution Recommending Approval of the Modification of Municipal Development District No. 4, The Adoptions of a Modified Development Program Therefor, The Establishment of Tax Increment Financing District No. 4-2 Therein and the Adoption of the Tax Increment Financing Plan Relating Thereto

9. Next Meeting

A. Wednesday, March 13, 2024 to be held at the Montrose Community Center – 7:00 p.m.

10. Adjournment

**** Please note that a quorum of the City Council may be present at the Planning and Zoning Commission Meeting. ****

City of Montrose
 Planning and Zoning Commission Meeting
 Montrose Community Center
 200 Center Avenue South
 Wednesday, January 10, 2024
 7:00 P.M.

1. CALL TO ORDER

Pursuant to call and notice the Montrose Planning and Zoning Commission met in Regular Session on Wednesday, January 10, 2024 at 7:00pm.

Planning and Zoning Commission Chair, Mr. Charles Smallwood, called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Commissioner Charles Smallwood
 Commissioner Catherine Neiberger
 Commissioner Roger Fraumann
 City Council Liaison Sam Solarz

Staff Present: Ms. Jessica Bonniwell, City Administrator
 Mr. Steve Grittman, City Planner

Absent: Commissioner Sylvia Henry
 Commissioner Shawn Cuff

3. PLEDGE OF ALLEGIENCE

The Pledge of Allegiance was taken.

4. APPROVAL OF THE AGENDA

Commissioner Neiberger motioned to approve the January 10, 2024 Planning and Zoning Meeting Agenda as presented. Commissioner Fraumann seconded the motion. Motion carried 3-0.

5. APPROVAL OF THE MINUTES

A. November 8, 2023 Planning and Zoning Commission Meeting Minutes

Commissioner Neiberger motioned to approve the November 8, 2023 Planning and Zoning Commission Meeting Minutes as presented. Commissioner Fraumann seconded the motion. Motion carried 3-0.

6. ELECTION OF OFFICERS

A. Planning Commission Chair

Commissioner Fraumann nominated Commissioner Smallwood as the Chair of the Planning Commission. Commissioner Neiberger seconded the nomination. Nomination carried 2-0-1 with

Commissioner Smallwood abstaining from voting on the nomination.

B. Planning Commission Vice Chair

Commissioner Neiberger nominated Commissioner Fraumann as the Vice Chair of the Planning Commission. Commissioner Smallwood seconded the nomination. Nomination carried 2-0-1 with Commissioner Fraumann abstaining from voting on the nomination.

C. Planning Commission Secretary

Commissioner Neiberger nominated Commissioner Henry as the Secretary of the Planning Commission. Commissioner Fraumann seconded the nomination. Nomination carried 3-0.

7. OLD BUSINESS

A. No Old Business

8. NEW BUSINESS

A. 2024 Planning Issues and Work Plan

Mr. Grittmann went over the memo that was prepared for the meeting as follows:

Background

Mr. Grittmann stated that the memorandum is a summary work plan of potential planning issues that the Montrose Planning Commission is likely to need to address in 2024. The items are in addition to the normal course of private land use applications, as well as other code or related updates that may arise during the year. Three separate items are highlighted in the memorandum, with a brief background and description of the issues raised by each.

The purpose of this introduction is to get these topics on the Planning Commission's "radar". As a part of the upcoming meeting discussion, we can decide on additional resources or research the Commission would find helpful and chart a path for tackling the items. As a general rule, the League of Minnesota Cities will often have resources, and there are the experiences of other communities that we can examine as a part of each topic.

Issue 1: Cannabis Legalization

With regard to Cannabis (marijuana), the Commission is no doubt aware of the 2023 Legislature's actions to legalize marijuana in Minnesota. There are two basic layers to this new change, as well as a few side considerations to be aware of. It is also to be noted that the 2024 Legislature is likely to continue its attention to this issue, so there may be additional adjustments and further attention that will drive the City's regulatory response.

Finally, the legalization of THC-containing "cannabinoids" by the 2022 legislature is technically separate from the 2023 action, but the same State Agency (the Office of Cannabis Management - OCM) will ultimately be responsible for licensing and other state oversight of both the THC (cannabinoids) and marijuana (cannabis). The OCM is operational, but is still awaiting a Commissioner appointment.

The two layers noted above relate to (1) personal use and possession; and (2) business activities related to sales, manufacture, and distribution.

1 - Personal Use and Possession:

The legislation decriminalized personal use and possession of marijuana in limited quantities, as well as the growing of a limited number of marijuana plants, again for personal use only. There are several exclusions for the personal use aspect, including in motor vehicles and school property; and, smoking is subject to the same restrictions as tobacco under the Minnesota Clean Indoor Air Act.

An aspect of the “personal use” allowance that was left unregulated by the legislation was use in public places and/or public property. Some Cities have chosen to limit or prohibit smoking or certain other usage in public parks or other locations. This aspect of regulation usually tends to mirror alcohol and/or tobacco use regulations. This becomes a zoning issue if public use is related to other “sensitive” land uses such as private homes, public parks, etc.

TODO: The City may wish to consider limitations on use of cannabis or cannabinoid products in certain locations, whether for nuisance reasons (such as second-hand smoke) or for public intoxication reasons (such as drinking in public). Remember that some of these products are smoked, others are drunk, and still others are eaten (such as THC “gummies”). Also remember that the city utilizes the Wright County Sheriff’s office for enforcement of its codes, so coordination with the County will be a component of any chosen path.

Discussion was had regarding Possession and Use of Cannabis. Commissioner Smallwood stated that he would like to see smoking in public places restricted and Commissioner Neiberger agreed. Mr. Grittmann stated that the use in public places is something the cities can control and restrict, so the commission will start looking at that this year.

2 - Business Uses Related to Cannabis/Cannabinoids

The state has created 11 separate business categories related to the manufacture, distribution, and/or sale of these products. The state’s OCM will be the licensing authority, with local “registration” of the businesses – particularly those that wish to sell products to the public – as an administrative task only. This process appears to be one that will work similar to motor vehicle sales licensing – the state does the license issuance but confers with the local government to confirm that the proposed location meets the local zoning district requirements. All cities are required to allow at least one licensing retail location.

The OCM expects to begin licensing in early 2025. Local land use regulations can still apply to the proposed licensee(s). Wright County is working on a proposal to local cities where the County would be the local government authority for the “registration” aspect of review. They expect to treat their review similar to their regulation of tobacco licensees.

TODO: Consider whether to join the County’s joint powers concept for local registration; Consider appropriate zoning districts and/or buffer distances to apply to any local retailing locations; Consider whether to limit retail licensees to just the one required, or be open to more.

Discussion was had regarding the Cannabis businesses. Mr. Grittmann stated that there are 11 different types of cannabis businesses as defined by the state that are now allowed to operate. Mr. Grittmann stated that if the type of business (i.e., manufacturing, industrial, etc.) is allowed in a specific zoning district, a city cannot tell that business they are not allowed to open or operate. The exception to this is the cannabis

retail business in which cities can limit the number of businesses to one if they have a population under 12,500, which Montrose currently does. Mr. Grittmann stated that alternately, cities can allow multiple retail locations if they want to do so, but they do have the authority to limit to one retail business per 12,500 population. Mr. Grittmann stated that for retail and other cannabis businesses the state will be the licensing authority, and cities will serve as a registration authority within the city to make sure the business complies with the zoning district requirements and/or restrictions. Mr. Grittmann stated that Wright County is currently working on a Joint Powers Agreement they are hoping cities will sign on for enforcement and regulation of the cannabis products and businesses. Council Member Solarz asked if a liquor store wants to sell THC products, will that store be considered the one allowed retail store. Mr. Grittmann stated that yes, that would count towards the retail stores allowed and Mr. Grittmann reminded Council Member Solarz that cities could allow as many cannabis businesses as they want but cannot restrict them altogether. Council Member Solarz asked if a municipality could open up a retail cannabis store. Mr. Grittmann stated that the League of MN Cities has offered guidance that a municipality should not open a full cannabis store. Mr. Grittmann stated that some municipal liquor stores sell some of the low dose THC drinks, but the LMC would not insure a city that has a full retail cannabis store and they control the insurance trust for many cities.

Issue 2: Corporate Single Family Home Rentals

Mr. Grittmann stated that an issue that has been rumbling in the housing markets over the past few years is that of corporate development and/or ownership of single-family homes specifically for rental. There are two aspects to this item. One is the specific development of single-family neighborhoods by a single corporate entity for rental to tenants, where the ownership maintains and rents all of the units for some future period. The second is the corporate purchase of individual for-sale single family homes which are converted from owner-occupied to rental units.

The development approach has occurred in Woodbury, and has been raised in Albertville, among other locations. The issues for the city can be long-term resales and management once the corporate developer decides to discontinue the rental business.

The individual purchase approach has been rising in the Twin Cities, according to a recent study by the Federal Reserve. In this model, corporate interests purchase homes as they come to the market, and hold them for rental – usually long-term occupancies, but occasionally, for short-term rentals. Short-term rental markets are usually heavily dependent on location and event- or tourism-based localities.

Long-term rental has seen growth due to an overall desire for single family living, but with rising housing costs and interest rates, entry-level buyers are priced out of ownership. Some cities have chosen to limit large-scale common or corporate ownership for rentals due to a concern that this limits access to “Naturally Occurring Affordable Housing” (NOAH). And it can further have the effect of driving other home prices upward by removing this supply of for-sale units from the housing market.

TO DO: Consider whether the City wants to regulate or limit corporate ownership and/or rental of single family units, and any aspects of the issue that raise particular questions for Montrose.

Discussion was had regarding the Corporate Single Family Home Rentals. Mr. Grittmann stated that corporate developers are developing entire projects to be rental properties which takes them out of the market to ever be available for sale. Mr. Grittmann stated that this can squeeze out first-time home buyers by making all of the potentially affordable lower priced homes unavailable and only to be rented. Mr. Grittmann stated that some cities have limited the number of corporate owned single-family rentals, but this would require licensing. Mr. Grittmann stated that he knows the city of Montrose repealed their rental

ordinance because there are not enough staff to enforce the ordinance and do inspections and licensing, so this may not be the option to go with, but the city should be thinking about this issue and how it may impact the city. Mr. Grittmann stated that, on the other hand, single family rentals are important for affordability for those that need more space than an apartment can offer but may not be able to afford the down payment for a home. Commissioner Neiberger stated that she didn't think the state allowed corporate ownership of single-family homes and that the Federal Government is trying to take steps to regulate this as well. Mr. Grittmann stated that there are arguments against that stating that the Federal Government cannot regulate corporate ownership of single-family homes. Commissioner Neiberger stated that the Federal Reserve defines corporate ownership as two homes. This could be a corporation that is just individuals that have an LLC that are buying investment properties to rent out. Commissioner Fraumann stated that you cannot tell someone what to do with a property after they purchase it, and it would be hard to track since some people will set up multiple LLC's in order to be able to get around regulations such as limiting the number of homes an entity can purchase. Commissioner Fraumann stated that this is an important issue that the commission will have to keep an eye on, especially if it starts to become a problem in the city. Mr. Grittmann stated that he will keep an eye out for what other communities decide to do on this issue and keep the commission informed.

Issue 3: FEMA Floodplain Ordinance and Maps

Mr. Grittmann stated that this item arises as a result of the Federal Emergency Management Agency (FEMA)'s completion of the update to Wright County's flood mapping. It is an important issue for cities where eligibility for FEMA flood insurance is needed for at-risk properties. With new maps, there can be impacts to the local flood zones that may require this coverage. Hopefully, the city may be able to address this with a short amendment to refer to the new mapping as a part of the Floodplain Ordinance – the City Engineer believes that this may be possible since there is only a very limited part of the City that is affected by the updated mapping.

However, FEMA (and the DNR, which helps administer the floodplain programs) often pushes local governments to update its Floodplain Ordinance to be more consistent with their current model codes. Staff expects to be working with DNR staff toward the easier option, and we will keep the Commission (and City Council) updated on this process.

TO DO: On hold, pending discussions with the DNR staff.

Mr. Grittmann stated that FEMA has released new Floodplain maps that impact the City of Montrose and change some flood boundaries. Mr. Grittmann stated these digitized maps are important so that impacted homeowners are able to obtain flood insurance on top of their homeowner's insurance, which is not otherwise available to people not in a floodplain designation. Mr. Grittmann stated that the city needs to update their floodplain ordinance which will hopefully just be an update to add the new maps, and not have to go through the entire ordinance adoption process, but this will still trigger a public hearing in order to get the maps accepted. Commissioner Fraumann stated that when he moved in five years ago, his house was not listed in the floodplain, but with the updated maps it now is included in the floodplain area which he believes it should have been all along. Mr. Grittmann stated he is currently trying to contact DNR staff so that staff can see if the maps can be adopted, or if the ordinance needs to be changed in a more significant way.

9. NEXT MEETING

- A. Wednesday, February 14, 2024 to be held at the Montrose Community Center – 7:00 p.m.

10. ADJOURNMENT

Commissioner Fraumann motioned to adjourn the meeting at 7:58 p.m. Commissioner Neiberger seconded the motion. Motion carried 3-0.

Charles Smallwood
Planning and Zoning Chair
City of Montrose

ATTEST:

Jessica Bonniwell
City Administrator
City of Montrose

Narrative for SJB Masonry & Concrete

The intended use for SJB on this property is comprised of:

- Main office location
- Warehouse/shop space
- Yard storage
- Rental space

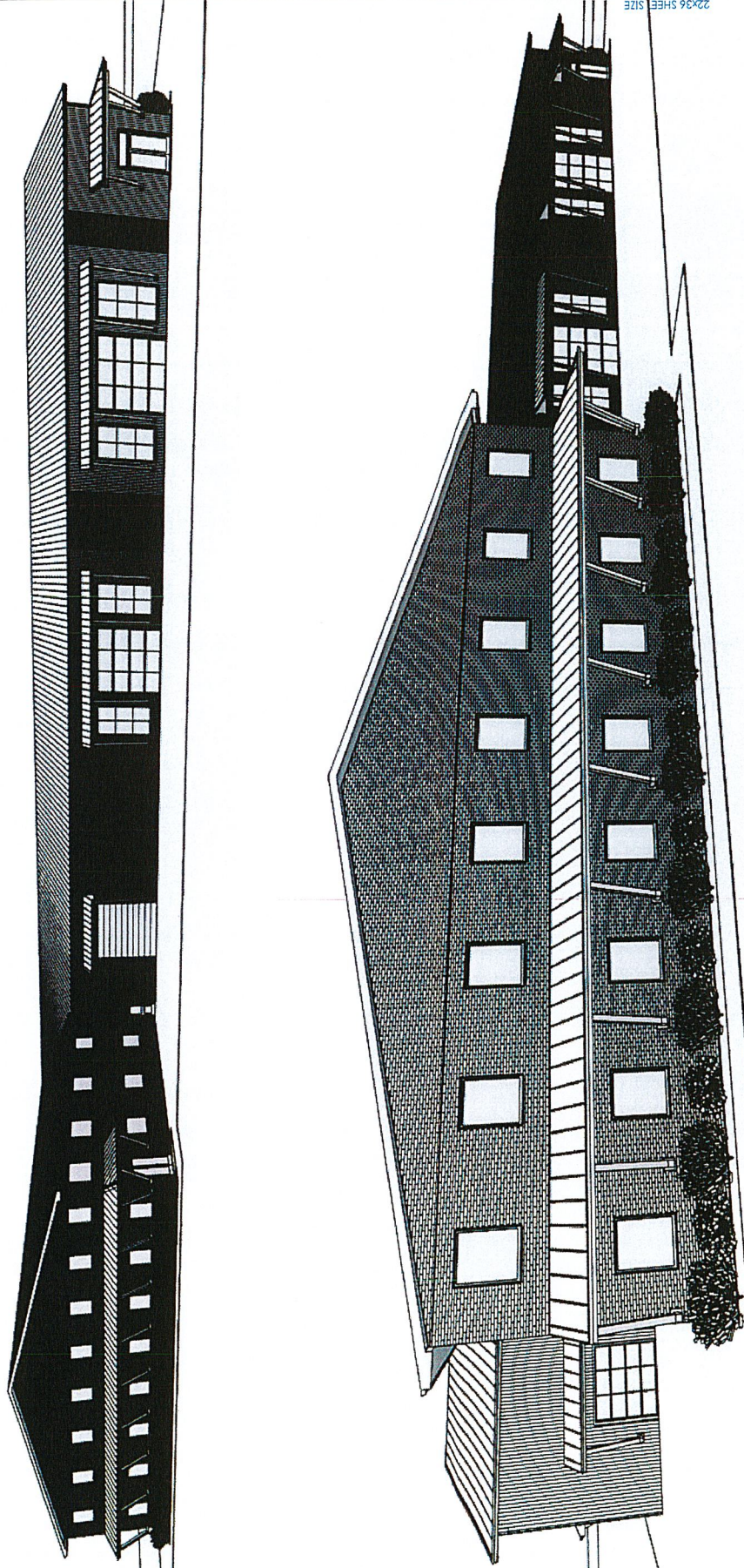
SJB is a full-service provider of concrete and masonry installation services. Our typical use of this property would consist of field employees stopping by the shop at the beginning or end of day. This doesn't happen every day, but on an as needed basis. Office staff working hours would typically range between 7am and 5pm. The shop/warehouse space is used for storing inventoried materials, servicing fleet vehicles and equipment, and storage of weather sensitive equipment. Yard space would be surfaced with a gravel lot, which allows for equipment to move about without destroying a hard surface. Yard space's primary use is storage of special order materials, trailers, and other equipment.

SJB intends to acquire a volumetric cement truck which allows for custom and on-time batching services for our concrete customers. To support this, a cement silo and aggregate storage would be necessary for the raw material storage.

The western most ½ of the warehouse space is intended to be leased out to other businesses. This space will also support SJB's future growth.

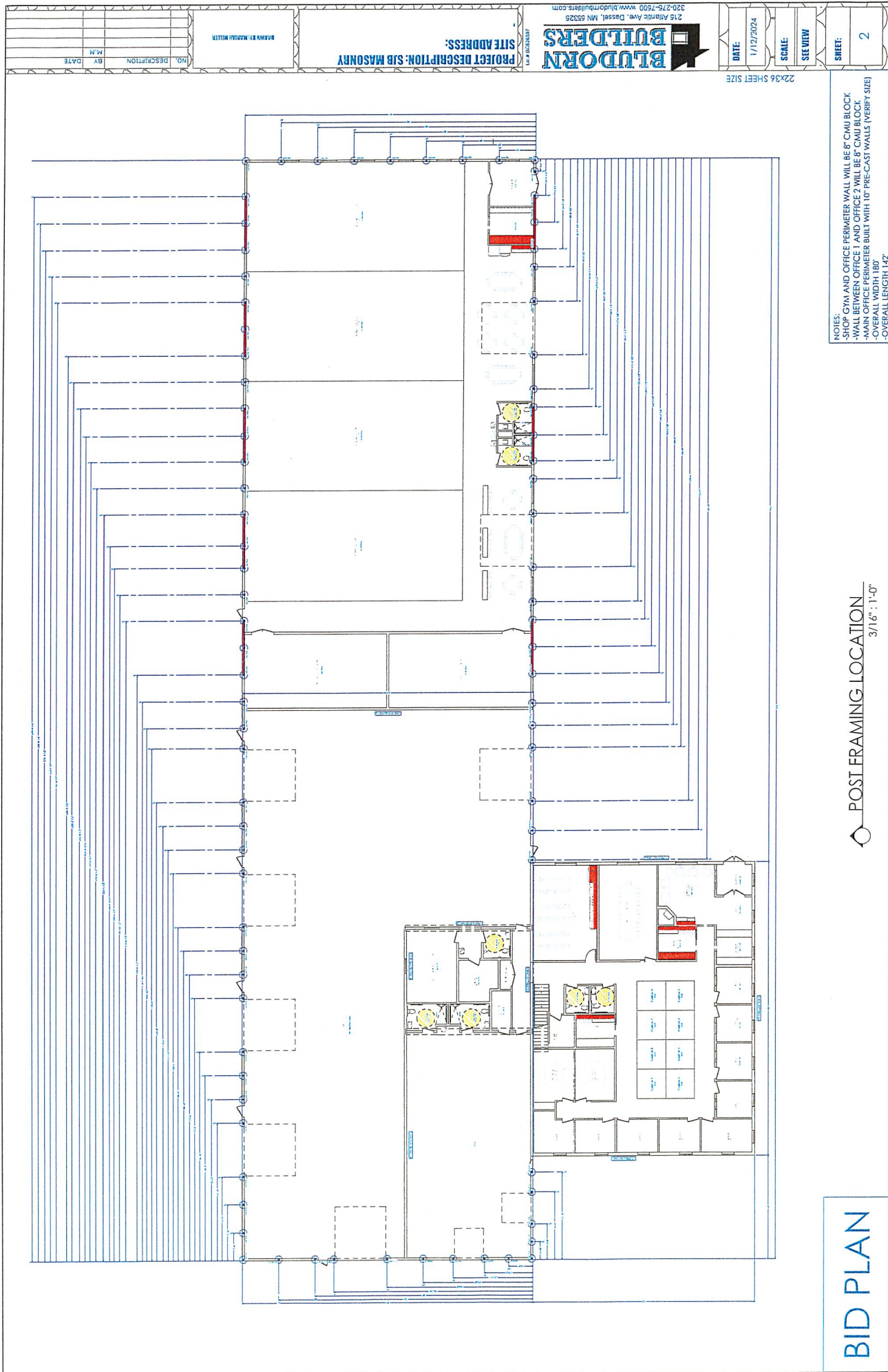
This application is for two CUPs and a final plat. First CUP is to be able to building post frame building and second CUP is to have outdoor storage with a gravel lot.

SJB NEW SHED



BID PLAN

DATE: 1/12/2024		SCALE: SEE VIEW		SHEET: 1	
22x36 SHEET SIZE					
BLUDORN BUILDERS 215 Atlantic Ave., Cassel, MN 55325 320-276-7600 www.bludornbuilders.com					
PROJECT DESCRIPTION: SJB MASONRY					
SITE ADDRESS:					
DRAWN BY: MICHAEL MILLER					
NO. DESCRIPTION BY DATE					



MAIN FLOOR PLAN
3/16" = 1'-0"

BID PLAN

22x36 SHEET SIZE

BLUDORN BUILDERS
219 Atlantic Ave., Dassel, MN 55325
320-275-7500 www.bludornbuilders.com

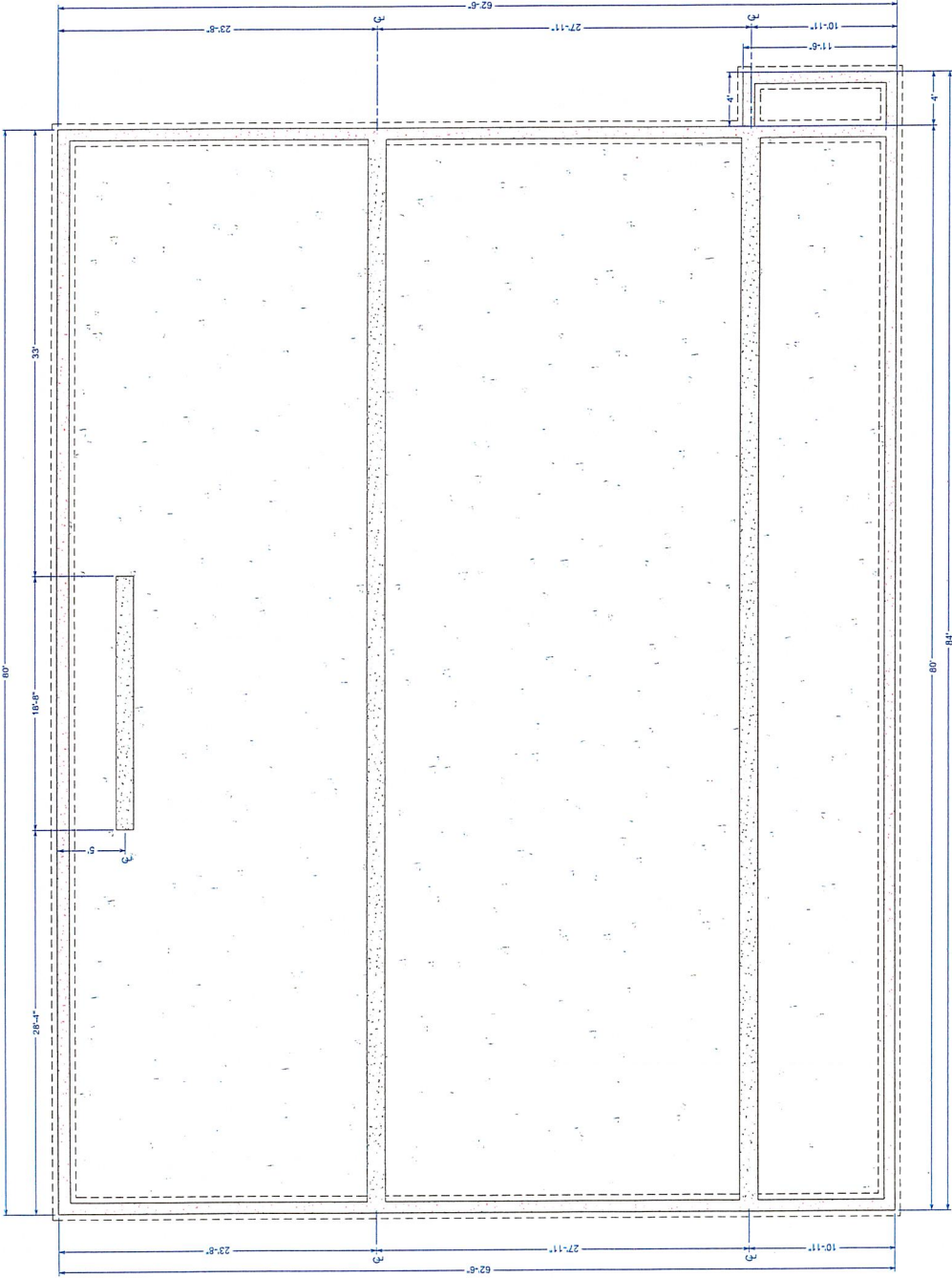
PROJECT DESCRIPTION: SJB MASONRY
SITE ADDRESS:

DRAWN BY: MICHAEL MILLER

NO.	DESCRIPTION	BY	DATE

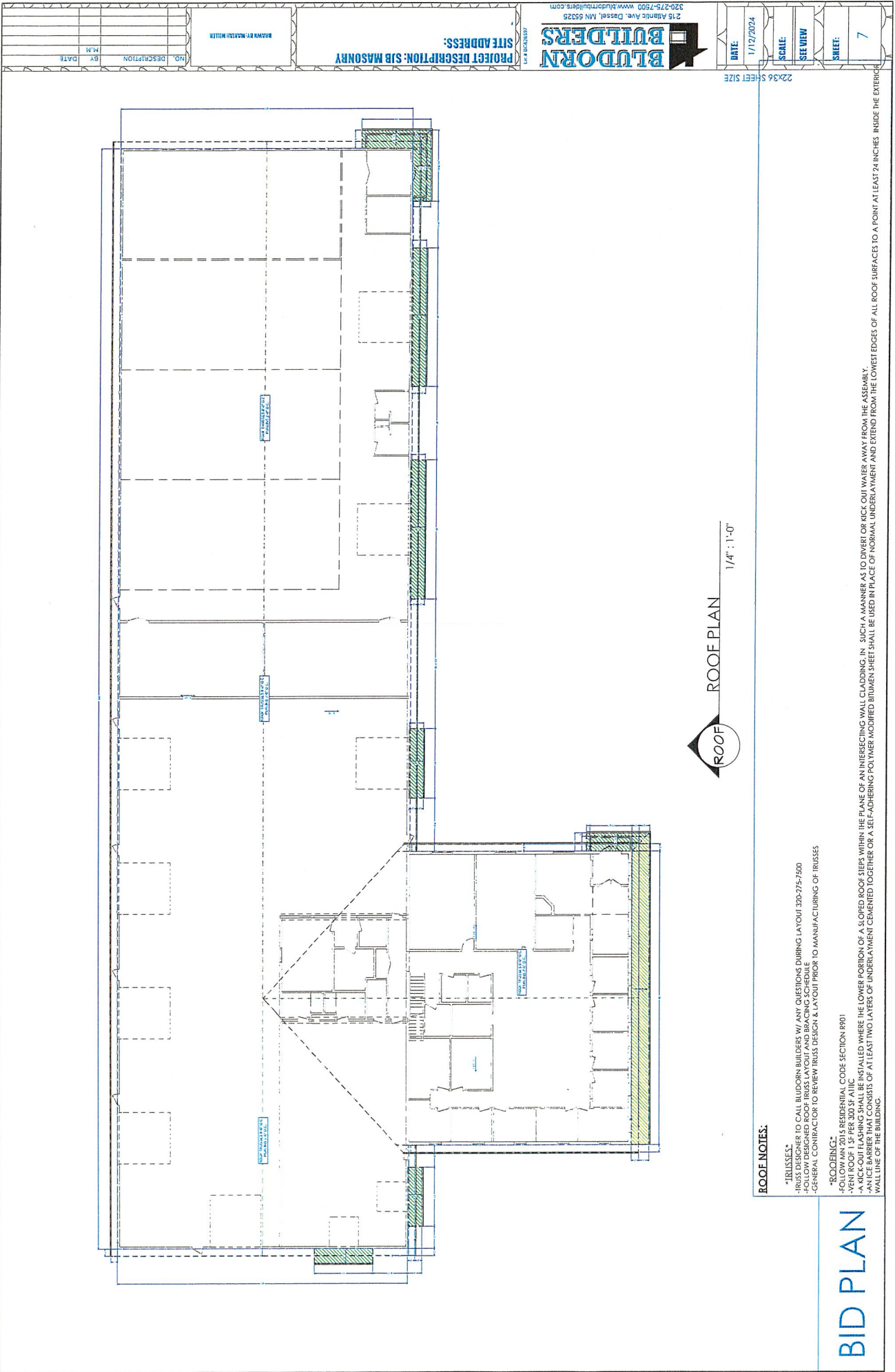
OFFICE FOUNDATION PLAN
1/2" = 1'-0"

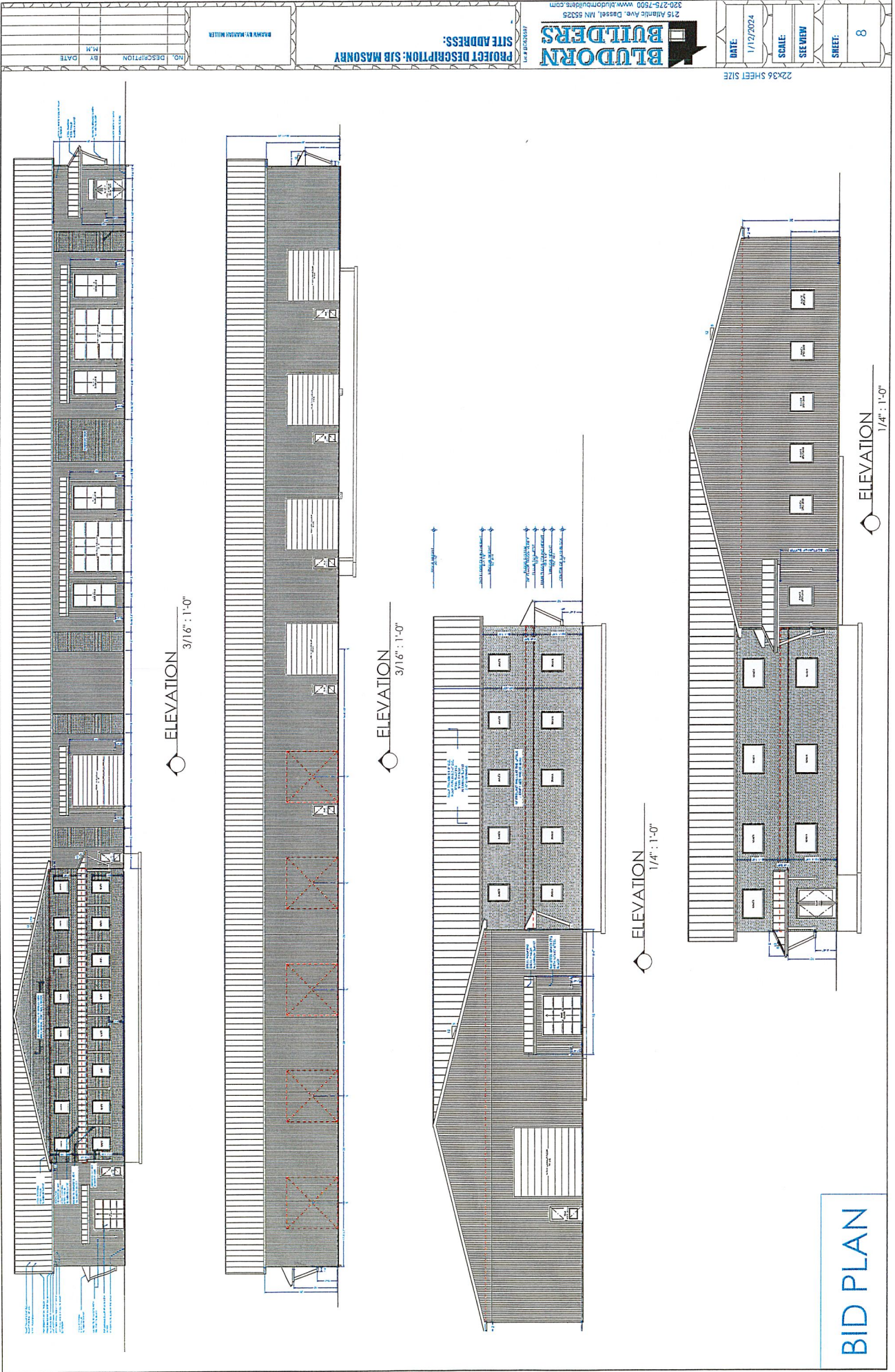
BID PLAN

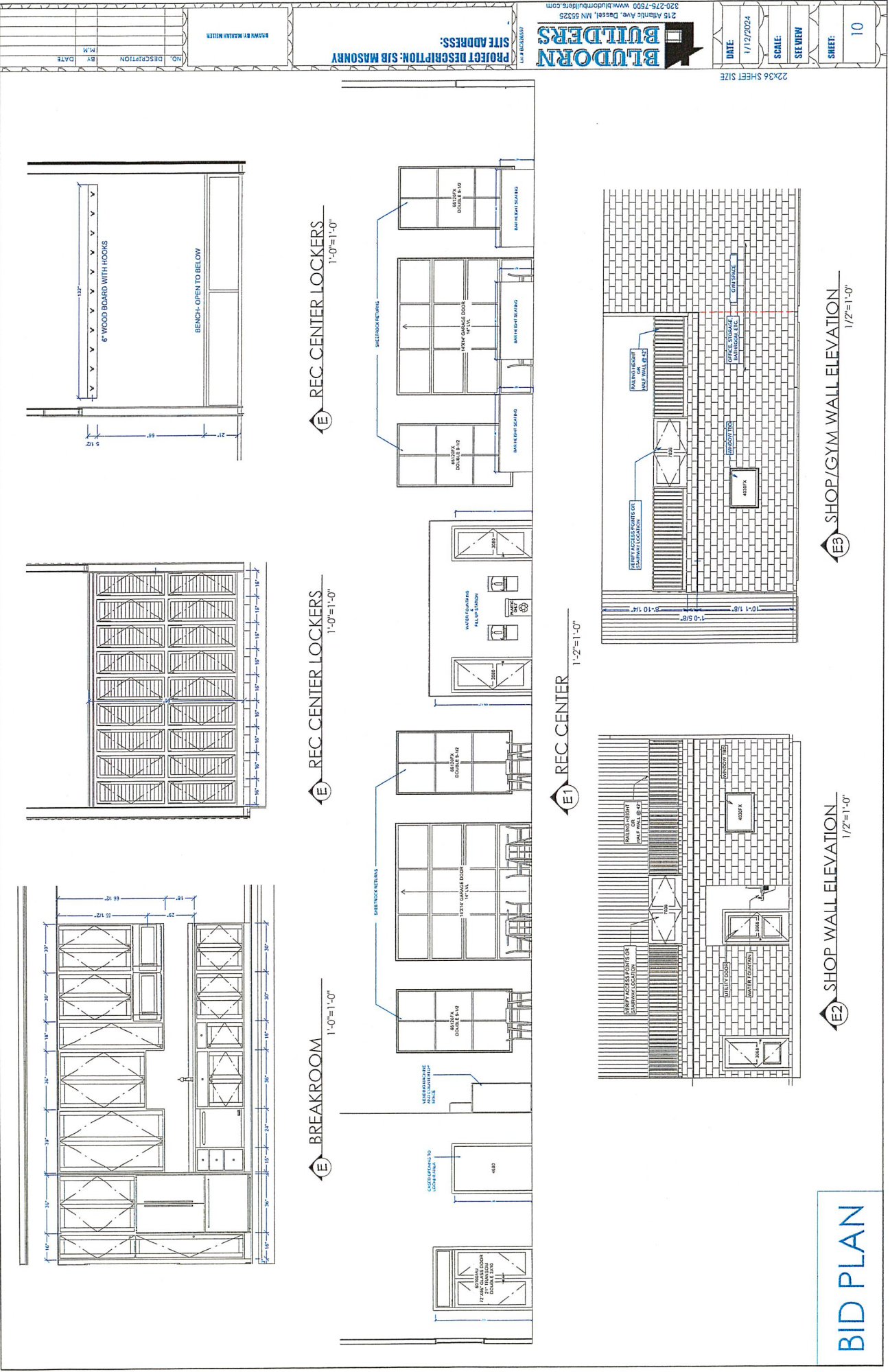


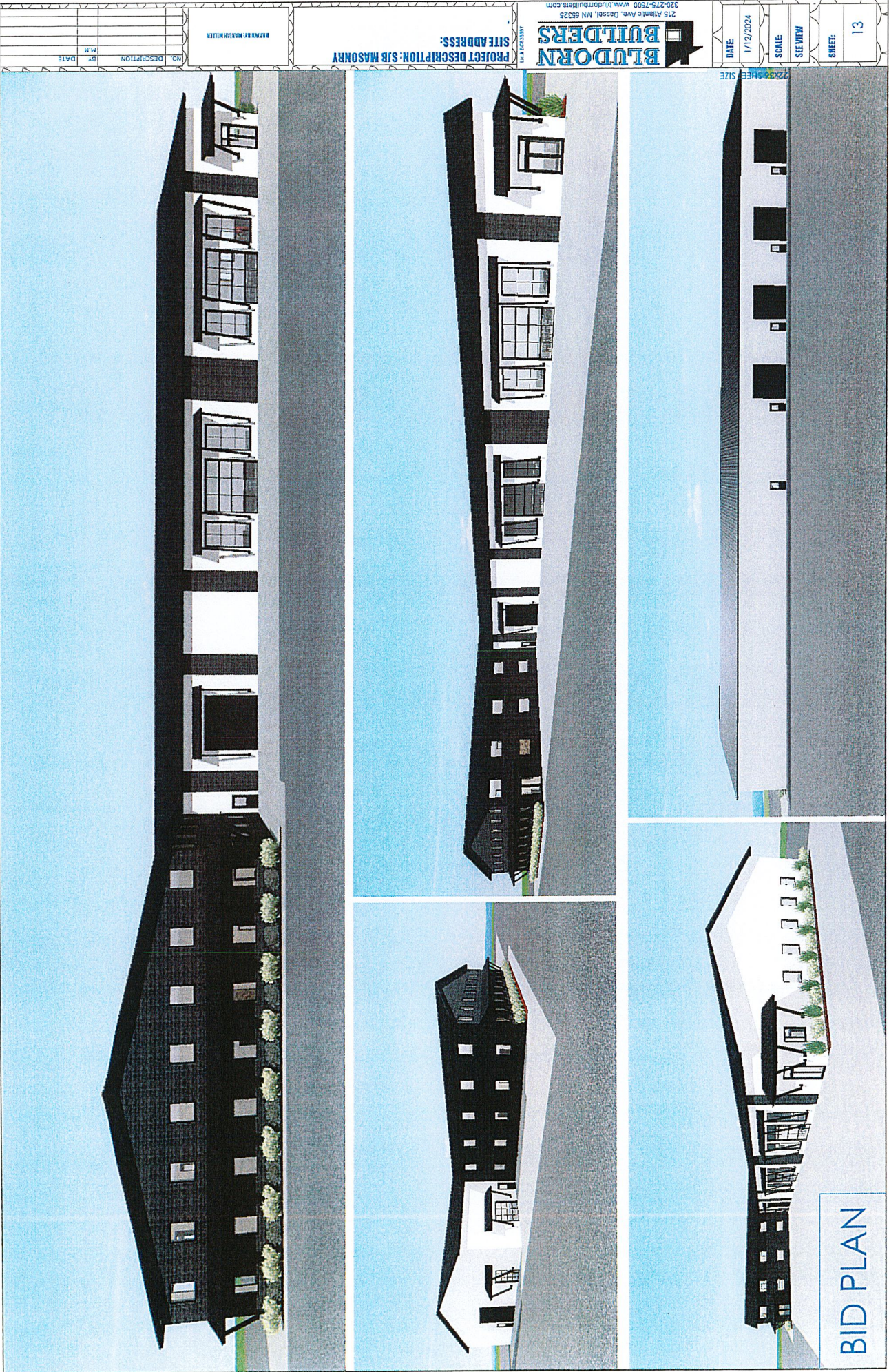
22x36 SHEET SIZE

BLUDORN BUILDERS 215 Atlantic Ave., Dassel, MN 55325 320-275-7500 www.bludornbuilders.com		DATE: 1/12/2024	SCALE: SEE VIEW	SHEET: 4
PROJECT DESCRIPTION: SJB MASONRY		NO. DESCRIPTION		
SITE ADDRESS:		M.M. DATE		
MASONRY BY: MASONRY MILLER				





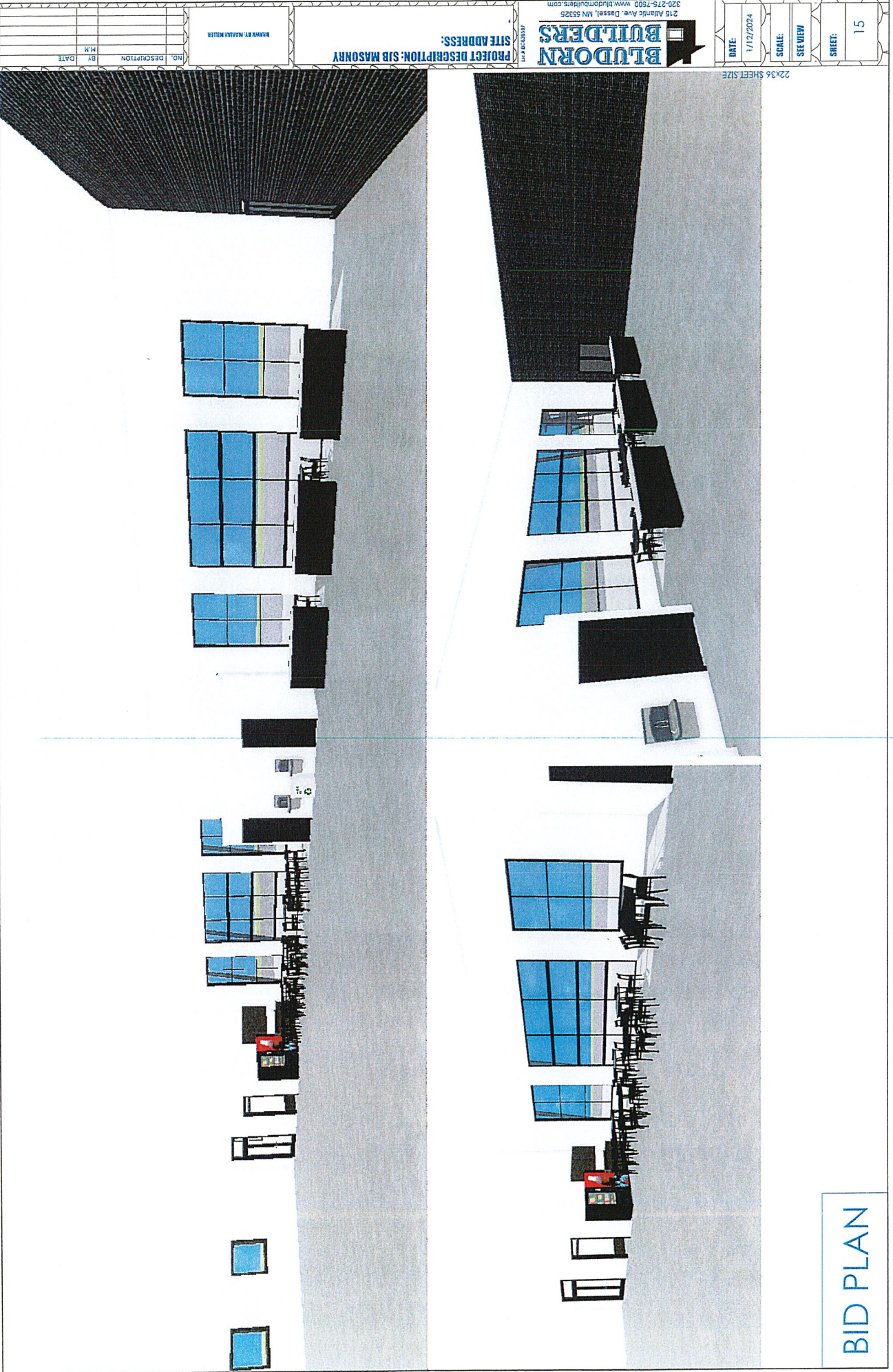




BID PLAN



BID PLAN



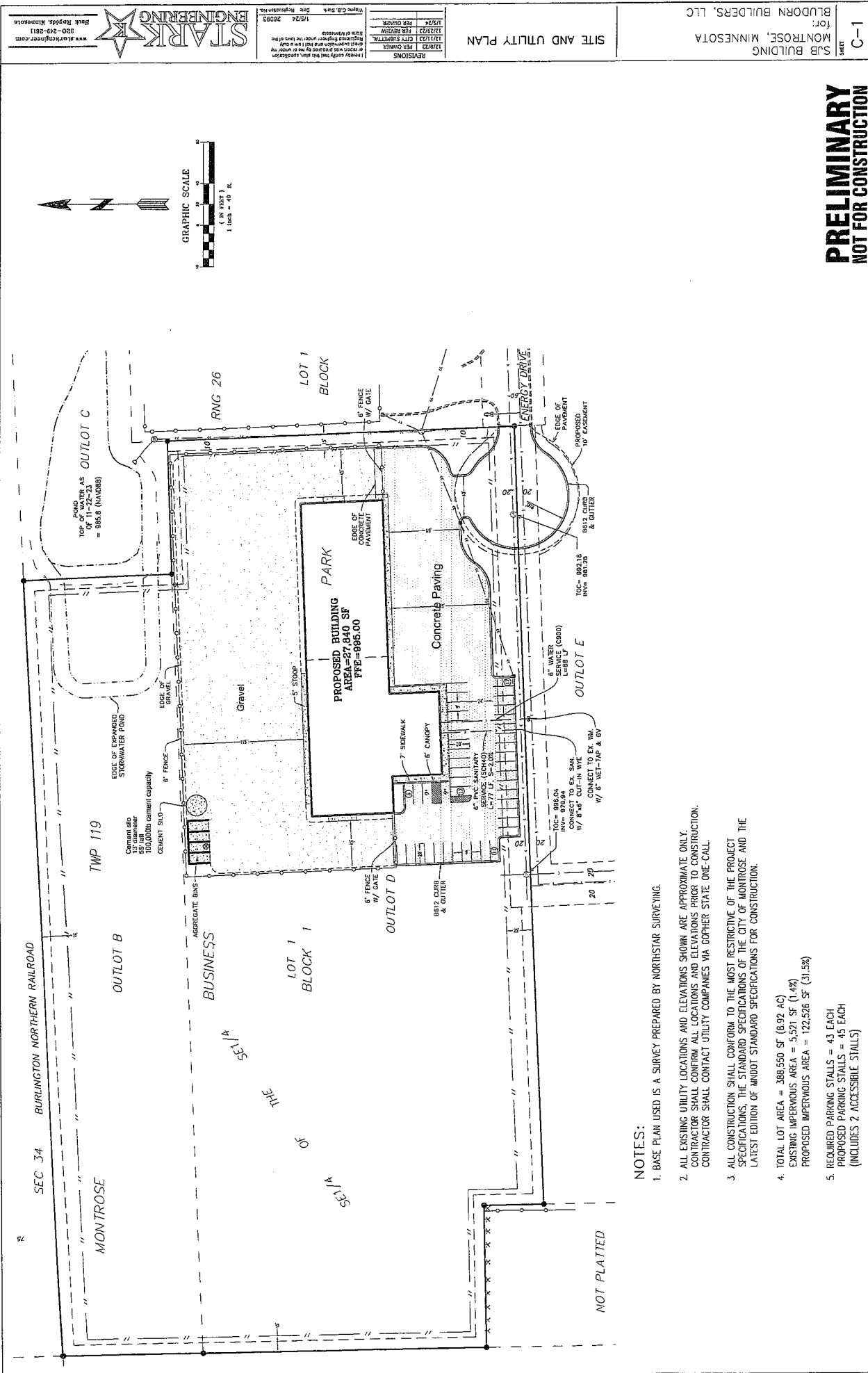
22x36 SHEET SIZE

BLUDORN BUILDERS
216 Atlantic Ave., Dassel, MN 55325
320-276-7600 www.bludornbuilders.com

PROJECT DESCRIPTION: SJB MASONRY
SITE ADDRESS:

MAKING THE MASONRY BETTER

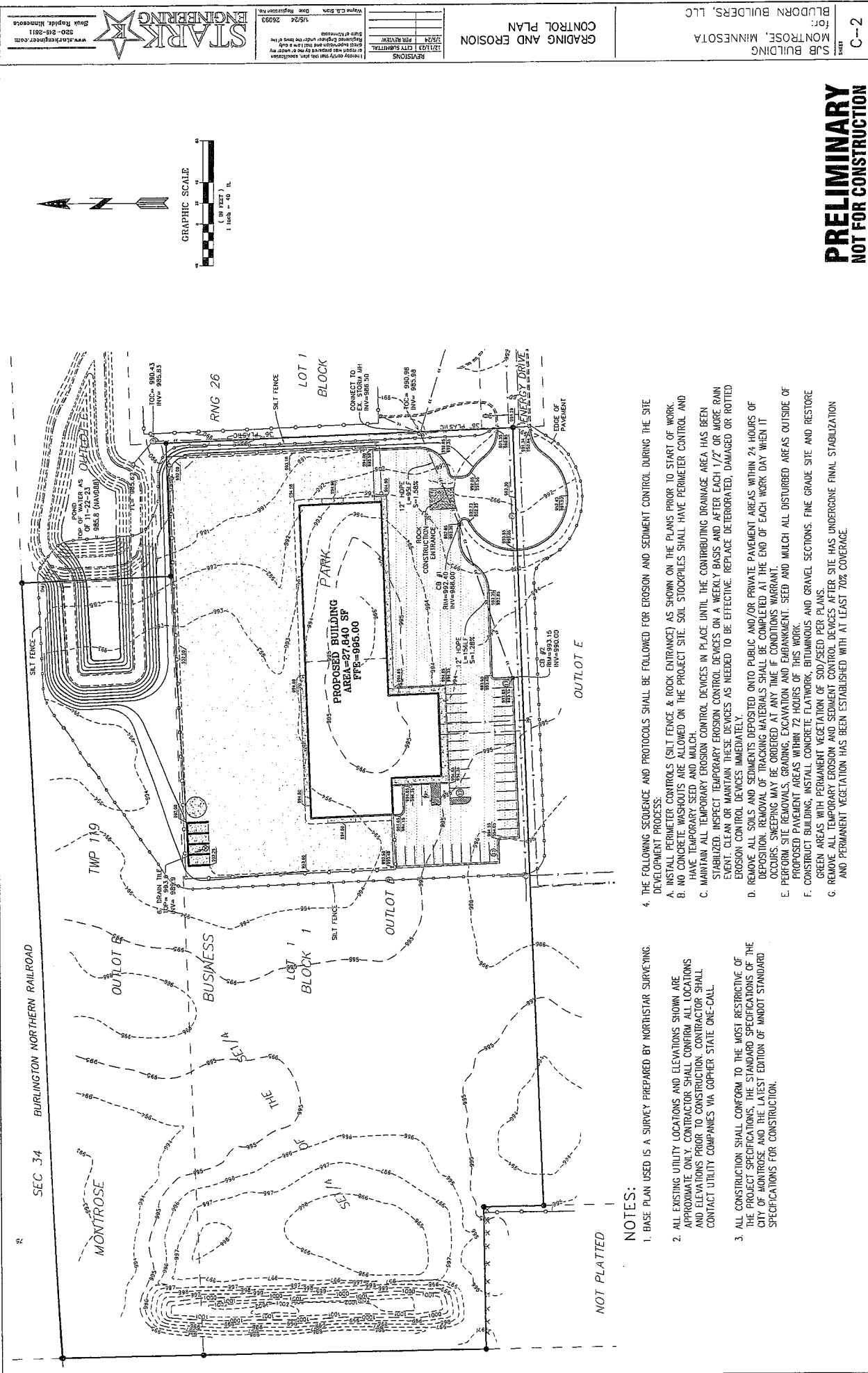
NO.	DESCRIPTION	BY	DATE



PRELIMINARY
NOT FOR CONSTRUCTION

NOTES:

1. BASE PLAN USED IS A SURVEY PREPARED BY NORTHESTAR SURVEYING.
2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY COMPANIES VIA GOPHER STATE ONE-CALL.
3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF MONTROSE AND THE LATEST EDITION OF MINDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. TOTAL LOT AREA = 388,550 SF (8.92 AC)
 EXISTING IMPERVIOUS AREA = 5,520 SF (1.14%)
 PROPOSED IMPERVIOUS AREA = 122,526 SF (31.53%)
5. REQUIRED PARKING STALLS = 43 EACH
 PROPOSED PARKING STALLS = 45 EACH
 (INCLUDES 2 ACCESSIBLE STALLS)



PRELIMINARY STORMWATER ANALYSIS, DESIGN, AND REPORT

FOR

SJB BUILDING

BLUDORN BUILDERS, LLC
23-142

January 2024

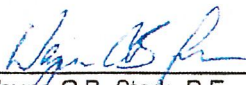
PREPARED BY:



www.starkengineer.com
320-249-2611
Sank Rapids, Minnesota

Civil Engineering
Site Planning
Sustainable Design

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.


Wayne C.B. Stark, P.E.
Registration Number 26093

Date: 1/5/24

PROJECT INFORMATION

The project site is located at the northwest corner of westerly terminus of Energy Drive in Montrose, Minnesota. The 8.355-acre project site is bounded by a farm field on the south side, a mobile home park on the west side, Burlington Northern Railroad right-of-way on the north side and an existing commercial building site on the east side. The majority of the site is agricultural land with no existing impervious surface area.

According to the Web Soil Survey, the existing soils on this site are Cordova clay loam (109) and Angus-Le Sueur complex (1901B) which are classified as hydrologic soil group C/D and C, respectively. Site specific borings have not been completed at this time.

The proposed improvements include a 27,840 square foot (SF) commercial building with paved parking and gravel storage areas. This will result in a proposed impervious surface area of 2.813 acres or 31.5%. The existing stormwater wet pond to the northeast of the project site will be expanded to treat and detain the stormwater runoff from the proposed improvements.

RECOMMENDATIONS

The stormwater analysis and design for this site is presented for review and comment along with the preliminary plans. Due to the existing sandy lean clays, the site has been determined to be unsuitable for infiltration. Therefore, the existing stormwater wet pond will be expanded to meet the rate control and the water quality requirements for the site improvements.

ANALYSIS AND DESIGN

Procedurally, the surface water hydrological conditions for the existing and proposed conditions on the site were analyzed for each of the statistical rainfall events included. The events analyzed use Atlas 14 rainfall intensity frequencies and MSE rainfall distributions as follows:

- 2-year, 24-hour rainfall of 2.84 inches
- 10-year, 24-hour rainfall of 4.22 inches
- 100-year, 24-hour rainfall of 7.12 inches

The analysis is accomplished using the HydroCAD, Version 10.0, Stormwater Modeling System software by HydroCAD Software Solutions, LLC. Within the software, the user selects certain methods and techniques that are dependent upon the user preferences and the application. For the design of the proposed post-development systems, the following methods and preferences are used:

Site Specific Soil/Surface Cover Conditions: SCS* TR-20 Methods

Time of Concentration: SCS TR-55 Methods
 Unit Hydrograph: SCS TR-20 Methods
 Reach Routing / Pond Routing: Storage-Indication Method
 *SCS (Soil Conservation Service) is now known as NRCS (Natural Resources Conservation Service).

Each of these methods or techniques is explained in detail in the National Engineering Handbook: Section 4 - Hydrology, as well as several additional references.

EXISTING SITE DRAINAGE

With the existing site conditions, three (3) drainage areas were determined as follows:

- 1E – This 5.45-acre area flows overland to the northeast towards to the existing stormwater pond. It is agricultural area with an impervious surface area of 2.3% from the existing paved turnaround.
- 2E – This area flows overland to the north and is farm field. It is 2.40 acres in size and has no impervious surface area.
- 3E – This 1.06-acre area flows overland to the south. It is agricultural area with no impervious surface area.

An analysis of the runoff rates and volumes from this drainage area for the design rainfall events was completed using the HydroCAD model. This analysis indicated that the peak stormwater runoff rates from this site are as follows:

- 2-year, 24-hour rainfall = 6.00 cfs
- 10-year, 24-hour rainfall = 13.67 cfs
- 100-year, 24-hour rainfall = 32.38 cfs

A copy of the Existing Conditions Summary Output is attached.

POST-DEVELOPMENT SITE DRAINAGE

With the previously described improvements on the project site, there are three (3) proposed drainage areas described as follows:

- S1 – This 5.45-acre area flows overland and via proposed storm sewer to the northeast stormwater wet pond. It includes all of the proposed building roof areas as well as the paved and gravel areas for an impervious surface area of 51.6%.
- S2 – This area is existing drainage area E2 and remains unchanged.
- S3 – This area is existing drainage area E3 and remains unchanged.

The expanded stormwater wet pond will have 3:1 side slopes, a bottom elevation of 980.0, a 10:1 safety bench and NWL at an elevation of 985.5 and a top elevation of 990.0. The pond will utilize the existing outlet structure with a rim elevation of 988.00 and an invert elevation of 985.50. The outlet structure discharges to the east via a 15" concrete pipe. The existing EOF is at elevation 989.10 for this pond.

Analysis of the runoff rates for the design rainfall events were completed using the HydroCAD model. This analysis indicated that the peak stormwater runoff rates from the site are as follows:

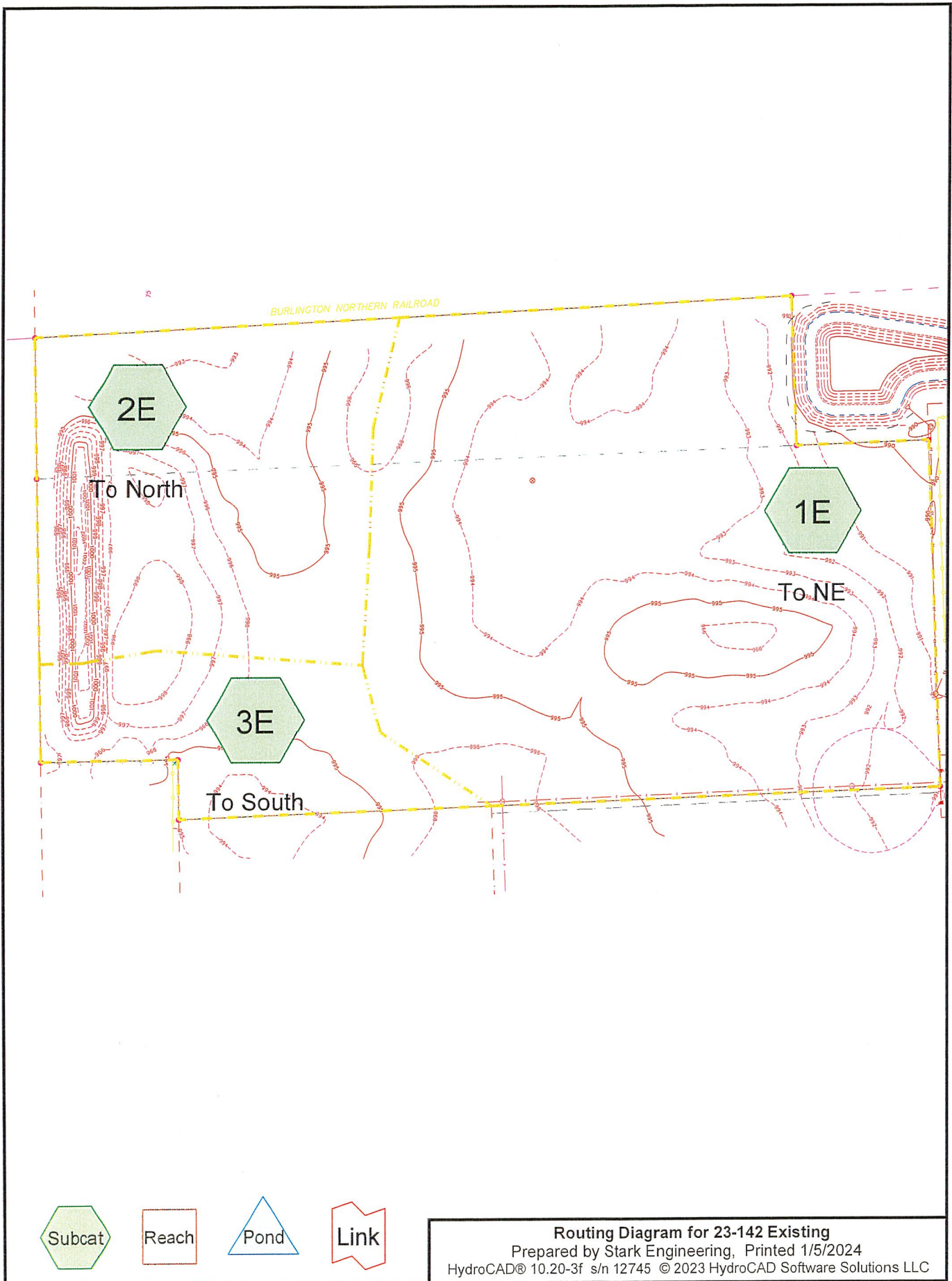
- 2-year, 24-hour rainfall = 5.28 cfs
- 10-year, 24-hour rainfall = 9.61 cfs
- 100-year, 24-hour rainfall = 27.73 cfs

The permanent pool within the expanded stormwater pond has been designed to treat the stormwater runoff volume for a 1" rainfall over the proposed impervious surface area or 10,108 CF. The expanded permanent pool volume is 32,424 CF. Therefore, the City's stormwater quality requirement is met.

For each of the three design rainfall events analyzed, the peak runoff rates from the proposed conditions are less than the existing conditions and the City's rate control requirements are met.

A copy of the Post-Development Summary Output is attached.

**EXISTING CONDITIONS
SUMMARY OUTPUT**



23-142 Existing

MSE 24-hr 3 2-Year Rainfall=2.84"

Prepared by Stark Engineering

Printed 1/5/2024

HydroCAD® 10.20-3f s/n 12745 © 2023 HydroCAD Software Solutions LLC

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Summary for Subcatchment 1E: To NE

Runoff = 4.04 cfs @ 12.44 hrs, Volume= 16,977 cf, Depth= 0.86"
 Routed to nonexistent node SWP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 2-Year Rainfall=2.84"

Area (sf)	CN	Description
* 5,521	98	Pavement
231,986	74	Pasture/grassland/range, Good, HSG C
237,507	75	Weighted Average
231,986	74	97.68% Pervious Area
5,521	98	2.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.8	150	0.0180	0.11		Sheet Flow, HP to SCF Grass: Dense n= 0.240 P2= 2.40"
4.5	404	0.0099	1.49		Shallow Concentrated Flow, SF to LP Grassed Waterway Kv= 15.0 fps
28.3	554	Total			

Summary for Subcatchment 2E: To North

Runoff = 1.32 cfs @ 12.63 hrs, Volume= 7,056 cf, Depth= 0.81"
 Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 2-Year Rainfall=2.84"

Area (sf)	CN	Description
104,740	74	Pasture/grassland/range, Good, HSG C
104,740	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.8	150	0.0053	0.06		Sheet Flow, HP to SCF Grass: Dense n= 0.240 P2= 2.40"
2.3	207	0.0101	1.51		Shallow Concentrated Flow, SF to LP Grassed Waterway Kv= 15.0 fps
41.1	357	Total			

Summary for Subcatchment 3E: To South

Runoff = 0.64 cfs @ 12.55 hrs, Volume= 3,119 cf, Depth= 0.81"
 Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 2-Year Rainfall=2.84"

23-142 Existing

MSE 24-hr 3 2-Year Rainfall=2.84"

Prepared by Stark Engineering

Printed 1/5/2024

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Area (sf)	CN	Description
46,303	74	Pasture/grassland/range, Good, HSG C
46,303	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
35.3	150	0.0067	0.07		Sheet Flow, HP to SCF Grass: Dense n= 0.240 P2= 2.40"
0.3	26	0.0115	1.61		Shallow Concentrated Flow, SF to LP Grassed Waterway Kv= 15.0 fps
35.6	176	Total			

23-142 Existing

MSE 24-hr 3 10-Year Rainfall=4.22"

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Summary for Subcatchment 1E: To NE

Runoff = 9.13 cfs @ 12.42 hrs, Volume= 36,288 cf, Depth= 1.83"
 Routed to nonexistent node SWP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 10-Year Rainfall=4.22"

Area (sf)	CN	Description
* 5,521	98	Pavement
231,986	74	Pasture/grassland/range, Good, HSG C
237,507	75	Weighted Average
231,986	74	97.68% Pervious Area
5,521	98	2.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.8	150	0.0180	0.11		Sheet Flow, HP to SCF
					Grass: Dense n= 0.240 P2= 2.40"
4.5	404	0.0099	1.49		Shallow Concentrated Flow, SF to LP
					Grassed Waterway Kv= 15.0 fps
28.3	554	Total			

Summary for Subcatchment 2E: To North

Runoff = 3.06 cfs @ 12.60 hrs, Volume= 15,358 cf, Depth= 1.76"
 Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 10-Year Rainfall=4.22"

Area (sf)	CN	Description
104,740	74	Pasture/grassland/range, Good, HSG C
104,740	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.8	150	0.0053	0.06		Sheet Flow, HP to SCF
					Grass: Dense n= 0.240 P2= 2.40"
2.3	207	0.0101	1.51		Shallow Concentrated Flow, SF to LP
					Grassed Waterway Kv= 15.0 fps
41.1	357	Total			

Summary for Subcatchment 3E: To South

Runoff = 1.48 cfs @ 12.52 hrs, Volume= 6,790 cf, Depth= 1.76"
 Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 10-Year Rainfall=4.22"

23-142 Existing

MSE 24-hr 3 10-Year Rainfall=4.22"

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Area (sf)	CN	Description
46,303	74	Pasture/grassland/range, Good, HSG C
46,303	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
35.3	150	0.0067	0.07		Sheet Flow, HP to SCF
					Grass: Dense n= 0.240 P2= 2.40"
0.3	26	0.0115	1.61		Shallow Concentrated Flow, SF to LP
					Grassed Waterway Kv= 15.0 fps
35.6	176	Total			

23-142 Existing

MSE 24-hr 3 100-Year Rainfall=7.12"

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Summary for Subcatchment 1E: To NE

Runoff = 21.44 cfs @ 12.40 hrs, Volume= 84,223 cf, Depth= 4.26"
 Routed to nonexistent node SWP

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-Year Rainfall=7.12"

Area (sf)	CN	Description
* 5,521	98	Pavement
231,986	74	Pasture/grassland/range, Good, HSG C
237,507	75	Weighted Average
231,986	74	97.68% Pervious Area
5,521	98	2.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.8	150	0.0180	0.11		Sheet Flow, HP to SCF Grass: Dense n= 0.240 P2= 2.40"
4.5	404	0.0099	1.49		Shallow Concentrated Flow, SF to LP Grassed Waterway Kv= 15.0 fps
28.3	554	Total			

Summary for Subcatchment 2E: To North

Runoff = 7.38 cfs @ 12.57 hrs, Volume= 36,195 cf, Depth= 4.15"
 Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-Year Rainfall=7.12"

Area (sf)	CN	Description
104,740	74	Pasture/grassland/range, Good, HSG C
104,740	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.8	150	0.0053	0.06		Sheet Flow, HP to SCF Grass: Dense n= 0.240 P2= 2.40"
2.3	207	0.0101	1.51		Shallow Concentrated Flow, SF to LP Grassed Waterway Kv= 15.0 fps
41.1	357	Total			

Summary for Subcatchment 3E: To South

Runoff = 3.56 cfs @ 12.50 hrs, Volume= 16,001 cf, Depth= 4.15"
 Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-Year Rainfall=7.12"

23-142 Existing

MSE 24-hr 3 100-Year Rainfall=7.12"

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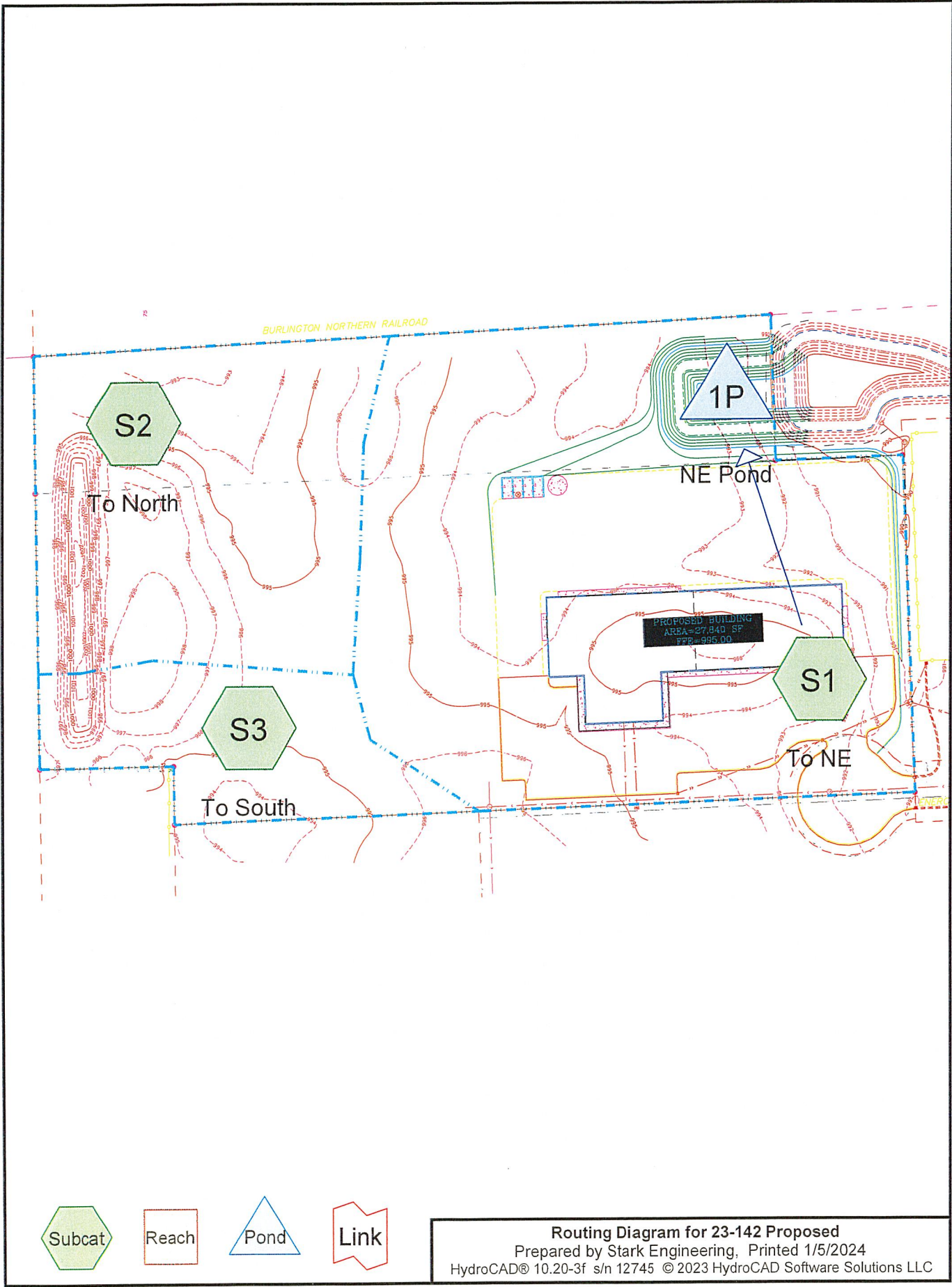
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Area (sf)	CN	Description			
46,303	74	Pasture/grassland/range, Good, HSG C			
46,303	74	100.00% Pervious Area			

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
35.3	150	0.0067	0.07		Sheet Flow, HP to SCF
					Grass: Dense n= 0.240 P2= 2.40"
0.3	26	0.0115	1.61		Shallow Concentrated Flow, SF to LP
					Grassed Waterway Kv= 15.0 fps
35.6	176	Total			

**POST-DEVELOPMENT
SUMMARY OUTPUT**



23-142 Proposed

MSE 24-hr 3 2-Year Rainfall=2.84"

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Summary for Subcatchment S1: To NE

Runoff = 12.62 cfs @ 12.18 hrs, Volume= 30,208 cf, Depth= 1.53"
 Routed to Pond 1P : NE Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 2-Year Rainfall=2.84"

	Area (sf)	CN	Description
*	27,840	98	Building roof
*	42,565	98	Pavement
	52,121	96	Gravel surface
	114,981	74	>75% Grass cover, Good, HSG C
	237,507	86	Weighted Average
	167,102	81	70.36% Pervious Area
	70,405	98	29.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, Minimum

Summary for Subcatchment S2: To North

Runoff = 1.32 cfs @ 12.63 hrs, Volume= 7,056 cf, Depth= 0.81"
 Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 2-Year Rainfall=2.84"

	Area (sf)	CN	Description
	104,740	74	Pasture/grassland/range, Good, HSG C
	104,740	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.8	150	0.0053	0.06		Sheet Flow, HP to SCF Grass: Dense n= 0.240 P2= 2.40"
2.3	207	0.0101	1.51		Shallow Concentrated Flow, SF to LP Grassed Waterway Kv= 15.0 fps
41.1	357	Total			

Summary for Subcatchment S3: To South

Runoff = 0.64 cfs @ 12.55 hrs, Volume= 3,119 cf, Depth= 0.81"
 Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 2-Year Rainfall=2.84"

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MSE 24-hr 3 2-Year Rainfall=2.84"

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Area (sf)	CN	Description
46,303	74	Pasture/grassland/range, Good, HSG C
46,303	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
35.3	150	0.0067	0.07		Sheet Flow, HP to SCF
					Grass: Dense n= 0.240 P2= 2.40"
0.3	26	0.0115	1.61		Shallow Concentrated Flow, SF to LP
					Grassed Waterway Kv= 15.0 fps
35.6	176	Total			

Summary for Pond 1P: NE Pond

Inflow Area = 237,507 sf, 29.64% Impervious, Inflow Depth = 1.53" for 2-Year event
 Inflow = 12.62 cfs @ 12.18 hrs, Volume= 30,208 cf
 Outflow = 3.32 cfs @ 12.49 hrs, Volume= 30,026 cf, Atten= 74%, Lag= 18.6 min
 Primary = 3.32 cfs @ 12.49 hrs, Volume= 30,026 cf
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 986.77' @ 12.49 hrs Surf.Area= 10,676 sf Storage= 12,926 cf

Plug-Flow detention time= 123.7 min calculated for 30,026 cf (99% of inflow)
 Center-of-Mass det. time= 120.0 min (927.5 - 807.5)

Volume	Invert	Avail.Storage	Storage Description
#1	985.50'	51,686 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
985.50	9,660	0	0
986.00	10,054	4,929	4,929
987.00	10,860	10,457	15,386
988.00	11,676	11,268	26,654
989.00	12,520	12,098	38,752
990.00	13,349	12,935	51,686

Device	Routing	Invert	Outlet Devices
#1	Primary	985.50'	15.0" Round Culvert L= 27.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 985.50' / 985.40' S= 0.0037 ' / ' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.23 sf
#2	Device 1	985.50'	12.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	988.00'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	989.10'	15.0' long + 1.0 ' /' SideZ x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

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MSE 24-hr 3 2-Year Rainfall=2.84"

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Primary OutFlow Max=3.32 cfs @ 12.49 hrs HW=986.77' (Free Discharge)↑ **1=Culvert** (Passes 3.32 cfs of 3.76 cfs potential flow)↑ **2=Orifice/Grate** (Orifice Controls 3.32 cfs @ 4.23 fps)↑ **3=Orifice/Grate** (Controls 0.00 cfs)**Secondary OutFlow** Max=0.00 cfs @ 1.00 hrs HW=985.50' (Free Discharge)↑ **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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MSE 24-hr 3 10-Year Rainfall=4.22"

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Summary for Subcatchment S1: To NE

Runoff = 22.43 cfs @ 12.17 hrs, Volume= 54,357 cf, Depth= 2.75"
 Routed to Pond 1P : NE Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 10-Year Rainfall=4.22"

	Area (sf)	CN	Description
*	27,840	98	Building roof
*	42,565	98	Pavement
	52,121	96	Gravel surface
	114,981	74	>75% Grass cover, Good, HSG C
	237,507	86	Weighted Average
	167,102	81	70.36% Pervious Area
	70,405	98	29.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, Minimum

Summary for Subcatchment S2: To North

Runoff = 3.06 cfs @ 12.60 hrs, Volume= 15,358 cf, Depth= 1.76"
 Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 10-Year Rainfall=4.22"

	Area (sf)	CN	Description
	104,740	74	Pasture/grassland/range, Good, HSG C
	104,740	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.8	150	0.0053	0.06		Sheet Flow, HP to SCF Grass: Dense n= 0.240 P2= 2.40"
2.3	207	0.0101	1.51		Shallow Concentrated Flow, SF to LP Grassed Waterway Kv= 15.0 fps
41.1	357	Total			

Summary for Subcatchment S3: To South

Runoff = 1.48 cfs @ 12.52 hrs, Volume= 6,790 cf, Depth= 1.76"
 Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 10-Year Rainfall=4.22"

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MSE 24-hr 3 10-Year Rainfall=4.22"

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Area (sf)	CN	Description
46,303	74	Pasture/grassland/range, Good, HSG C
46,303	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
35.3	150	0.0067	0.07		Sheet Flow, HP to SCF Grass: Dense n= 0.240 P2= 2.40"
0.3	26	0.0115	1.61		Shallow Concentrated Flow, SF to LP Grassed Waterway Kv= 15.0 fps
35.6	176	Total			

Summary for Pond 1P: NE Pond

Inflow Area = 237,507 sf, 29.64% Impervious, Inflow Depth = 2.75" for 10-Year event
 Inflow = 22.43 cfs @ 12.17 hrs, Volume= 54,357 cf
 Outflow = 5.07 cfs @ 12.52 hrs, Volume= 54,172 cf, Atten= 77%, Lag= 20.5 min
 Primary = 5.07 cfs @ 12.52 hrs, Volume= 54,172 cf
 Secondary = 0.00 cfs @ 1.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 987.79' @ 12.52 hrs Surf.Area= 11,509 sf Storage= 24,275 cf

Plug-Flow detention time= 102.1 min calculated for 54,134 cf (100% of inflow)
 Center-of-Mass det. time= 101.8 min (897.4 - 795.7)

Volume	Invert	Avail.Storage	Storage Description
#1	985.50'	51,686 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
985.50	9,660	0	0
986.00	10,054	4,929	4,929
987.00	10,860	10,457	15,386
988.00	11,676	11,268	26,654
989.00	12,520	12,098	38,752
990.00	13,349	12,935	51,686

Device	Routing	Invert	Outlet Devices
#1	Primary	985.50'	15.0" Round Culvert L= 27.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 985.50' / 985.40' S= 0.0037 '/' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.23 sf
#2	Device 1	985.50'	12.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	988.00'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	989.10'	15.0' long + 1.0 ' /' SideZ x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

23-142 Proposed*MSE 24-hr 3 10-Year Rainfall=4.22"*

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Primary OutFlow Max=5.06 cfs @ 12.52 hrs HW=987.79' (Free Discharge)

- ↑1=Culvert (Passes 5.06 cfs of 7.38 cfs potential flow)
- ↑2=Orifice/Grate (Orifice Controls 5.06 cfs @ 6.45 fps)
- ↑3=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 1.00 hrs HW=985.50' (Free Discharge)

- ↑4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

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MSE 24-hr 3 100-Year Rainfall=7.12"

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Summary for Subcatchment S1: To NE

Runoff = 43.32 cfs @ 12.17 hrs, Volume= 108,485 cf, Depth= 5.48"
 Routed to Pond 1P : NE Pond

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-Year Rainfall=7.12"

	Area (sf)	CN	Description
*	27,840	98	Building roof
*	42,565	98	Pavement
	52,121	96	Gravel surface
	114,981	74	>75% Grass cover, Good, HSG C
	237,507	86	Weighted Average
	167,102	81	70.36% Pervious Area
	70,405	98	29.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, Minimum

Summary for Subcatchment S2: To North

Runoff = 7.38 cfs @ 12.57 hrs, Volume= 36,195 cf, Depth= 4.15"
 Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-Year Rainfall=7.12"

	Area (sf)	CN	Description
	104,740	74	Pasture/grassland/range, Good, HSG C
	104,740	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
38.8	150	0.0053	0.06		Sheet Flow, HP to SCF Grass: Dense n= 0.240 P2= 2.40"
2.3	207	0.0101	1.51		Shallow Concentrated Flow, SF to LP Grassed Waterway Kv= 15.0 fps
41.1	357	Total			

Summary for Subcatchment S3: To South

Runoff = 3.56 cfs @ 12.50 hrs, Volume= 16,001 cf, Depth= 4.15"
 Routed to nonexistent node 2P

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 MSE 24-hr 3 100-Year Rainfall=7.12"

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MSE 24-hr 3 100-Year Rainfall=7.12"

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Area (sf)	CN	Description
46,303	74	Pasture/grassland/range, Good, HSG C
46,303	74	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
35.3	150	0.0067	0.07		Sheet Flow, HP to SCF
					Grass: Dense n= 0.240 P2= 2.40"
0.3	26	0.0115	1.61		Shallow Concentrated Flow, SF to LP
					Grassed Waterway Kv= 15.0 fps
35.6	176	Total			

Summary for Pond 1P: NE Pond

Inflow Area = 237,507 sf, 29.64% Impervious, Inflow Depth = 5.48" for 100-Year event
 Inflow = 43.32 cfs @ 12.17 hrs, Volume= 108,485 cf
 Outflow = 16.79 cfs @ 12.37 hrs, Volume= 108,297 cf, Atten= 61%, Lag= 12.0 min
 Primary = 10.68 cfs @ 12.37 hrs, Volume= 103,666 cf
 Secondary = 6.11 cfs @ 12.37 hrs, Volume= 4,631 cf

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 989.39' @ 12.37 hrs Surf.Area= 12,847 sf Storage= 43,751 cf

Plug-Flow detention time= 82.6 min calculated for 108,297 cf (100% of inflow)
 Center-of-Mass det. time= 81.4 min (863.4 - 782.0)

Volume	Invert	Avail.Storage	Storage Description
#1	985.50'	51,686 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
985.50	9,660	0	0
986.00	10,054	4,929	4,929
987.00	10,860	10,457	15,386
988.00	11,676	11,268	26,654
989.00	12,520	12,098	38,752
990.00	13,349	12,935	51,686

Device	Routing	Invert	Outlet Devices
#1	Primary	985.50'	15.0" Round Culvert L= 27.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 985.50' / 985.40' S= 0.0037 ' / ' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 1.23 sf
#2	Device 1	985.50'	12.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	988.00'	48.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	989.10'	15.0' long + 1.0 ' / ' SideZ x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

23-142 Proposed*MSE 24-hr 3 100-Year Rainfall=7.12"*

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Primary OutFlow Max=10.67 cfs @ 12.37 hrs HW=989.38' (Free Discharge)└─**1=Culvert** (Inlet Controls 10.67 cfs @ 8.69 fps)└─**2=Orifice/Grate** (Passes < 6.96 cfs potential flow)└─**3=Orifice/Grate** (Passes < 66.91 cfs potential flow)**Secondary OutFlow** Max=5.81 cfs @ 12.37 hrs HW=989.38' (Free Discharge)└─**4=Broad-Crested Rectangular Weir** (Weir Controls 5.81 cfs @ 1.34 fps)

MEMORANDUM

TO: Montrose Mayor and City Council
Montrose Planning Commission

FROM: Stephen Gritman

RE: Montrose – SJB Masonry Conditional Use Permit and Final Plat

GC FILE NO: 130.02 – 24.01

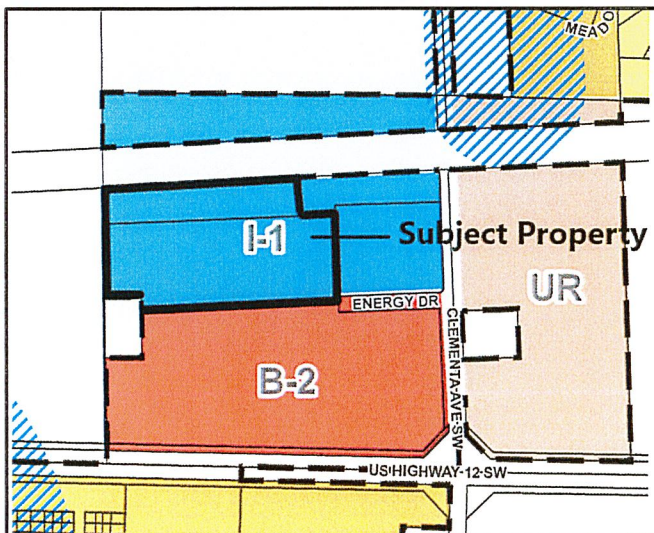
DATE: February 7, 2024

MEETING DATE: February 14, 2024 (PC)

PID: NA

BACKGROUND AND ANALYSIS

SJB Masonry is seeking approval of a Final Plat and Conditional Use Permits to allow for development and use of currently vacant land in the “Montrose Business Park” for a contractor’s building, yard, and storage. The property consists of two platted outlots (Outlots B and D) which are to be replatted into a single lot and block for development, including dedication of right of way area for the existing cul-de-sac street (Energy Drive).



The Conditional Use Permit application covers two proposed conditions of the project development. First, while contractors yards and uses are allowed in the applicable I-1, Light Industrial zoning district, accessory Outdoor Storage is allowed only by CUP. Second, the applicable section of the zoning ordinance requires that such storage areas should be paved, but creates an option for the City to consider other surfacing, again by CUP.

The subject property consists of a total of approximately 8.9 acres, and as shown on the accompanying map, is zoned I-1, Light Industrial. B-2, Highway Commercial property

is located to the south of the subject property, and the parcel to east adjoining Clementa Avenue SW is occupied by Xcel Energy as a work and storage facility.

Outdoor Storage.

The applicable clause regulating this CUP is as follows:

E. Open and outdoor storage (not outdoor sales lots) as an accessory use provided that:

1. The storage area is landscaped and screened from view of neighboring uses, residential zoning districts, and public rights-of-way per Section 1020-5 of this Ordinance.
2. The storage area is fenced in a manner approved by the City.
3. Storage area is blacktopped or concrete surfaced unless specifically approved by the City Council.
4. All lighting shall be in compliance with Section 1016-8 of this Ordinance or other lighting standards in place at the time of project approval.
5. The storage area does not take up parking space as required for conformity to this Ordinance.
6. The property shall not abut property zoned for residential or business use.
7. The storage area is not located in a front yard.
8. The storage area shall not abut a school or a public park.
9. Storage shall not include material considered hazardous under Federal or State Environmental Law.

The site plan identifies a proposed building on the parcel, with access from the Energy Drive cul-de-sac in the southeast corner of the site. The access drive provides passenger and truck access to the parking lot to the west, and to the proposed storage area to the north of the building. This area is the "rear" yard of the site, consistent with the requirements item 7. Above. The area is fenced, with a gate located along the east side of the building, granting access between the front and rear portions of the site.

The only residential property in the area lie to the west of the site, and the applicant has proposed construction of an earth berm along the west boundary that would both screen view of the use from this direction, and preclude any future access from the industrial area into the residential neighborhood – a concern of the City at the time of the original plat of this area.

Residential development is also located across US Highway 12 to the south, but this area will be well screened from view of that development, particularly when the B-2 parcel develops at some point in the future.

Of note, although technically unrelated to the CUP provision, is that the parking area shown – of 44 spaces – should be more than adequate to serve the 27,840 square foot building – a ratio of approximately one space per 600 feet of floor area. The parking area, circulation area, and other spaces in the front (south and west) of the building are all paved and curbed. The Engineer's report notes that the design of the parking area should be modified slightly to ensure that the drainage and utility easements are clear for utility line maintenance. There is substantial area on the plan to accommodate these changes without loss of parking supply.

The building itself is consistent with the requirements of the code.

Staff further notes that the outdoor storage area includes a dry silo which the applicant expects to use for cement storage for off-site mixing and use on their job sites. A specially equipped truck hauls the required materials from the proposed site to the job location, where utilities are often not yet available. The applicant has indicated that no mixing is to occur on site – with the exception that the applicant expects to install some or all of the concrete work on its new project during construction.

Storage Area Surfacing. As noted in item 3 of the CUP criteria, the storage area is required to be paved, unless the City waives that requirement. No particular standards are included in the code text to direct the City's decision-making for such requests. As such, the City is held to identifying conditions that reasonably support the waiving of an otherwise generally applicable standard.

For this request, the applicant has indicated that they both store and operate heavy equipment in the storage yard. Because of the weight and design of this equipment, paved surfaces are easily destroyed. Instead the applicant seeks a Class V or crushed surfacing that withstands the stresses better, and which can be more efficiently repaired when needed.

Staff would note that in this particular case, the proposed storage area is located between the building and a railroad line, adjoining an existing storage yard of another industrial tenant which is of mixed surfacing, and is otherwise screened from the view of the westerly residential neighborhood. The City Engineer has made a series of requirements of the stormwater management to ensure that the storm pond to the north can be protected from unwanted siltation, including a prohibition on washing out equipment in that area.

Final Plat. The property was originally platted some years ago, with the Xcel Energy site and the cul-de-sac street developed as a first phase. The properties subject to this request were final platted into outlots, pending future development plans. As such, the site is being replatted to change the status from outlot to lot and block final lots. The City Engineer's report covers the requirements for the plat-related items. The lot will easily meet the requirements of the zoning ordinance, and is consistent with both the zoning district boundaries and the original preliminary plat.

STAFF RECOMMENDATION

Planning staff recommends approval of the Conditional Use Permit for Outdoor Storage, including a waiver of the requirement for paving the storage area, based on a finding that:

- (1) The proposed use will comply with the requirements of the zoning ordinance;
- (2) The site will include a screening berm adjoining the residential areas to the west;
- (3) The applicant is proposed a use that is permitted within the zoning district, and consistent with other intended uses in the area.
- (4) The storage area is in a relatively remote location, behind the building and adjacent to a railroad line.
- (5) The nature of the use on the site would raise issues with maintenance and site conditions, if other surfacing were required.

This recommendation is conditioned on construction of the project in accordance with the submitted plans as reviewed by staff and the Commission, and compliance with the terms of the City Engineers' review letter, and any subsequent comments or requirements. Substantive changes to the site plan, or other aspects of the project may require amendment to the CUP approvals granted.



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MEMORANDUM

Date: February 6, 2024
To: Honorable Mayor Moynagh, Members of the City Council and
Members of the Planning Commission – Montrose, Minnesota
From: Justin Kannas, P.E.
Assistant City Engineer
Subject: Montrose Business Park Second Addition- Final Plat
Montrose, Minnesota
Project No.: 0W1.133021

We have reviewed the Final Plat dated 1/12/2024 and Construction Plans dated 1/5/2024 and have the following comments.

1. The existing Outlot B located on the north side of the plat shall remain a separate outlot for future storm pond expansion per the approved preliminary plat.
2. The plat shall include right of way with a 60' radius for the cul-de-sac.
3. A utility easement, for storm pond maintenance access, shall be provided across the east side of the parking lot from the public road to the storm pond. The easement along the property line cannot be used for pond access because of the shallow HDPE storm sewer located in this area.
4. If the building will include a fire suppression system, the domestic and fire suppression water services shall be separated 10 feet outside of the building with a shut off curb stop or valve on the domestic service line located approximately 10 feet from the building.
5. The plan set shall include a title sheet.
6. The applicant shall include the following standard details in the plan: pavement section, gravel surfacing section, trench detail for water pipe, trench detail for sewer pipe, gate valve detail, tracer wire details (MRWA standard details), and ADA parking stall signage.
7. A flammable waste trap and sediment trap shall be installed on the sewer service.
8. No concrete washout shall be completed on site. Also, no cement, sand, or aggregate shall be discharged into the sanitary sewer or storm sewer systems.
9. The connection to the existing sewer main shall be made with an 8" PVC sleeve on the mainline. No ferncos shall be used.
10. The sewer service material shall be SDR 26.

11. A tracer wire and tracer wire access box shall be installed on the sewer and water service.
12. A bituminous street patch will be required along the perimeter of the cul-de-sac adjacent to the new curb and gutter. The patch shall be a minimum of 3' in width.
13. Access shall be maintained to the existing sanitary sewer manhole located southwest of the proposed parking lot. Access shall be made available by moving the proposed parking lot outside of the existing utility easement and installing a gravel access road from the end of the cul-de-sac to the manhole or by providing an easement through the parking lot area and providing a curb cut and no parking area for access to the manhole with a gravel path between the parking lot and manhole.
14. Additional information shall be shown on the plans for the 6" drain tile inlet by the aggregate bins in the NW corner of the site.
15. The grading plan shall show additional grading information near the ADA parking stalls to confirm all ADA requirements are being met.
16. The City shall not be responsible for repair or replacement of any parking lot improvements within the existing utility easement area if needed to be removed or damaged as a result of City maintenance and access to the City utilities within the easement area.
17. An NPDES general construction permit is required, due to the project disturbing more than 1 acre. The applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) meeting the current MPCA Construction Stormwater General Permit requirements in Section 5.
18. The applicant shall include the existing offsite catchment that drains to the pond, along with the existing pond parameters modeled in the existing stormwater analysis calculations.
19. The wet pond shall be designed per Section 18.1 of the Construction Stormwater General Permit. The following information shall be provided and pond designed per the following permit requirements:
 - a. The permanent volume (dead storage) should have 1,800 c.f. of storage below the outlet pipe (NWL) for each acre that drains to the pond.
 - b. Provide live storage for a water quality volume (calculated as an instantaneous volume) of 1" of runoff from the new impervious area.
 - c. Provide calculations showing that the water quality volume discharges no more than 5.66 cfs per acre of surface area of the basin (pond).
 - d. Provide information that shows the outlet is designed to prevent the discharge of floating debris.
20. The pond 100-year HWL elevation shall be shown on the grading plan.
21. Erosion control blanket shall be installed on all slopes greater or equal to 3:1.
22. Inlet protection shall be installed around the two catch basins.
23. The applicant shall enter into a development agreement prior to recording of the final plat.
24. All construction shall be in accordance with the City of Montrose Standards.

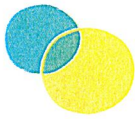
Montrose Business Park Second Addition – Final Plat
February 6, 2024
Page 3

25. The Developer shall be responsible for obtaining all permits including but not limited to the MPCA NPDES Construction Stormwater permit and MPCA permits for the cement silo.
26. Revised plans and documents incorporating the above referenced comments shall be submitted for review by the City Engineer prior to recording of the final plat.

I recommend approval of the final plat contingent on the above referenced comments.

JLK/jk

cc: Jessica Bonniwell, City Administrator, City of Montrose
Stephen Grittman, Planner, Grittman Consulting, LLC.


DDA

David Drown Associates, Inc.
Public Finance Advisors

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 10555 Orchard Road
 Cologne, MN 55322
 Phone: (952) 356-2992
 shannon@daviddrown.com

February 7, 2024

City of Montrose
 Attn: Jessica Bonniwell
 P.O. Box 25
 Montrose, MN 55363

RE: Tax Increment Financing District 4-2 – The Preserve of Montrose

Dear Administrator Bonniwell:

The purpose of this letter is to provide the Planning Commission with information regarding the requested action/recommendation for the creation of Tax Increment Financing District No. 4-2 which has been initiated by the City Council.

Background:

In 2023 the Montrose City Council and the Montrose EDA began working with JP Brooks, Inc. on the sale and development of The Preserve of Montrose property. The sale of the property to JP Brooks, Inc. has been completed, and at its January 9, 2024 meeting the City Council called for a public hearing to be held on March 11, 2024 to consider the modification of Municipal Development District No. 4, and the creation of Tax Increment Financing District No. 4-2 which consists of The Preserve of Montrose plat. It is anticipated that the City Council will consider creating a tax increment financing district and authorizing the execution of a subsidy agreement for the project at that same meeting.

Requested Action:

As a part of this process the Planning Commission is asked to make the following finding:

The proposed development of the project area as described in the modified Municipal Development Program and Tax Increment Financing Plan are generally consistent with the City's development plan and zoning ordinances, will serve to complement the City's plans for creation of development opportunities in the City, and will serve to promote the City's development objectives.

As the property has been previously platted, and the developer has indicated that they intend to construct attached owner-occupied housing that is consistent with the original plat, it is anticipated that this finding can be made as it relates to the proposed modification to the municipal development district and adoption of the tax increment financing plan.

Enclosed for consideration is a resolution providing for the recommendation and finding as outlined above. Thank you for your time and consideration.

Sincerely,

Shannon Sweeney, Associate
 David Drown Associates, Inc.

**EXTRACT OF MINUTES OF A MEETING OF THE
PLANNING & ZONING COMMISSION OF
THE CITY OF MONTROSE, MINNESOTA**

HELD: February 14, 2024

Pursuant to due call and notice thereof, a regular meeting of the Planning & Zoning Commission of the City of Montrose, Wright County, Minnesota, was duly held at City Hall on the 14th day of February, 2024, at 7:00 p.m. for the purpose, in part, of making a recommendation to the City Council on the modification of Municipal Development District No. 4 and the establishment of Tax Increment Financing District No. 4-2 therein, and the adoption of a modified Development Program and Tax Increment Financing Plan relating thereto.

The following Commissioners were present:

And the following were absent:

Commissioner _____ introduced the following resolution and moved its adoption;

RESOLUTION 2024-05
RESOLUTION RECOMMENDING APPROVAL
OF THE MODIFICATION OF MUNICIPAL DEVELOPMENT DISTRICT NO. 4,
THE ADOPTION OF A MODIFIED DEVELOPMENT PROGRAM THEREFOR,
THE ESTABLISHMENT OF TAX INCREMENT FINANCING DISTRICT NO. 4-2 THEREIN
AND THE ADOPTION OF THE TAX INCREMENT FINANCING PLAN RELATING THERETO

WHEREAS, the Planning & Zoning Commission has reviewed the documents relating to the proposed modification of Municipal Development District No. 4 and the establishment of Tax Increment Financing District No. 4-2; and

WHEREAS, the Planning & Zoning Commission has been asked to provide a recommendation to the City Council regarding the adoption of the same;

NOW THEREFORE BE IT RESOLVED by the Planning & Zoning Commission of the City of Montrose, Wright County, Minnesota (the "City"), as follows:

1. The proposed development of the project area as described in the modified Municipal Development Program and Tax Increment Financing Plan are generally consistent with the City's development plan and zoning ordinances, will serve to complement the City's plans for creation of development opportunities in the City, and will serve to promote the City's development objectives.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____ and upon vote being taken thereon, the following voted in favor:

And the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA)
CITY OF MONTROSE) SS.
COUNTY OF WRIGHT)

I, the undersigned, being the _____ of the Planning & Zoning Commission of the City of Montrose, Minnesota, DO HEREBY CERTIFY that the attached resolution is a true and correct copy of an extract of minutes of a meeting of the Planning & Zoning Commission of the City of Montrose, Minnesota duly called and held, as such minutes relate to the modification of Municipal Development District No. 4 and the establishment of Tax Increment Financing District No. 4-2 therein.

WITNESSED:

Title: Planning and Zoning Commission Chair

Date

DRAFT

City of Montrose, Minnesota

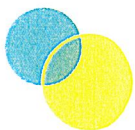
Modification of Municipal Development District No. 4

&

Tax Increment Financing District No. 4-2

(The Preserve of Montrose)

To be Adopted: March 11, 2024



DDA

David Drown Associates, Inc.
Public Finance Advisors

Minneapolis Office:
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Modification to Municipal Development District No. 4

Preface

This Development District is being modified in conjunction with the creation of TIF District 4-2 which is being created to promote housing development. The Development Program for Municipal Development District No. 4 is hereby modified as follows:

Section A Definitions

The terms defined in this section have the meanings given herein, unless the context in which they are used indicates a different meaning:

"Authority" means the City Council of the City of Montrose, Minnesota.

"City" means the City of Montrose, Minnesota, a municipal corporation and political subdivision of the State of Minnesota.

"City Council" means the City Council of the City; also referred to as the "Governing Body."

"County" means Wright County, Minnesota.

"Development District" means Municipal Development District No. 4 of the City, which has been created and established pursuant to and in accordance with the Development District Act, the boundaries of which are described in Section E.

"Development District Act" means Minnesota Statutes, Sections 469.124 through 469.134, both inclusive.

"Development Program" means the Development Program for the Development District.

"Land Use Regulations" means all federal, state and local laws, rules, regulations, ordinances and plans relating to or governing the use or development of land in the City, including but not limited to environmental, zoning and building code laws and regulations.

"Project Area" means the geographic area of the Development District.

"Public Costs" means the costs of land acquisition, site improvements, public infrastructure, and repayment of debt service on tax increment bonds, and other eligible costs as set forth in the Development Program and Tax Increment Financing Plan(s).

"School District" means the Independent School District No. 877 in Minnesota.

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive.

"TIF District" means any tax increment financing district presently established or to be established in the future in the Development District.

"TIF Plan" means the respective Tax Increment Financing Plan for each TIF District located within the Development District.

Section B Statutory Authorization

The Development District Act authorizes the Authority, upon certain public purpose findings by the City Council, to establish and designate development districts within the City and to develop and administer development programs therefore to meet the needs and accomplish the public purposes specified in Section C. In accordance with the purposes set forth in Section 469.124 of the Development District Act, the Authority has established the Development District comprising the area described in Section E and has adopted this Development Program.

The TIF Act also authorizes the Authority to establish and administer tax increment financing districts within the Development District. Eligible public costs of the Development District and TIF District may be paid from tax increments collected from the TIF District.

Section C Statement of Need and Public Purpose

The City Council has determined that there is a need for the City to take certain actions it deems necessary in order to encourage, ensure and facilitate development and redevelopment by the private sector of underutilized, inappropriately used and unused land located within the corporate limits of the City. Such actions are necessary in order to provide additional employment opportunities for residents of the City and the surrounding area; to improve the tax base of the City, the County and the School District, thereby enabling them to better provide needed public services; and to improve the general economy of the City, the County and the State.

Section D Statement of Objectives

The establishment of the Development District, pursuant to the Development District Act, is in the best interests of the City and its residents, and is necessary in order to give the Authority the ability to meet certain public purpose objectives that would otherwise not be obtainable in the foreseeable future without intervention by the Authority in the normal development process.

The Authority intends, to the extent permitted by law, to accomplish the following objectives through the implementation of the Development Program:

- (1) Provide for the construction and financing of Public Costs in the Development District, which are necessary for the orderly and beneficial development of the Development District.
- (2) Promote and secure the prompt and unified development and redevelopment of certain property in the Development District, such property is not now in productive use or in its highest and best use, with a minimum adverse impact on the environment, and thereby promote and secure the desirable development of other land in the City.
- (3) Promote and secure additional employment opportunities within the Development District for residents of the City and the surrounding area, thereby improving living standards and reducing unemployment and the loss of skilled and unskilled labor and other human resources in the City.
- (4) Secure the increase of market values of property subject to taxation by the City, the County, the School District, and other taxing jurisdictions in order to enable such entities to pay for governmental services and programs that they are required to provide.
- (5) Encourage the expansion and improvement of local business and economic development whenever possible.

Section E Boundaries of the Development District

The boundaries of the Development District are coterminous with the corporate limits of the City, as may be modified from time to time, and are identified in Exhibit 1 of this document.

Section F Development Activities

The Authority will perform or cause to be performed, to the extent permitted by law, all project activities pursuant to the Development District Act, the TIF Act and other applicable state laws. In doing so the Authority anticipates that the following may be undertaken:

- (1) The making of studies, planning and other formal and informal activities relating to the Development Program.
- (2) The implementation and administration of the Development Program.
- (3) The acquisition of property, or interests in property, by purchase or condemnation, when such acquisition is consistent with the objectives of the Development District.
- (4) The preparation of property for use and development in accordance with applicable land use regulations, including demolition of structures, clearance of sites, placement of fill and grading and other site improvements.
- (5) The resale of property to private parties.

- (6) The construction or reconstruction of public improvements, including but not limited to, streets, storm sewer, sanitary sewer, water and curb and gutter improvements.
- (7) The issuance of tax increment bonds and the use of tax increments, or other funds available to the City, to pay or finance the Public Costs of the Development Program.
- (8) The use of tax increments to pay debt service on tax increment bonds or otherwise pay or reimburse with interest the Public Costs of the Development Program.

Section G Payment of Public Costs

Public Costs of the Development Program will be paid primarily from tax increments and/or proceeds of tax increment bonds. Such costs are identified in the TIF Plan for the corresponding TIF District located within the Development District. The Authority reserves the right to utilize other available sources of revenue to pay for a portion of the Public Costs.

Section H Environmental Controls; Land Use Regulations

All municipal actions, public improvements and private development shall be carried out in a manner consistent with existing environmental controls and all applicable land use regulations.

Section I Park and Open Space to be Created

Park and open space created within the Development District will be done in accordance with the zoning and platting ordinances or standards of the City.

Section J Property Acquisition and Proposed Reuse

The Authority may acquire property for public or private development purposes. Prior to formal consideration of the acquisition of any property for private development purposes, the City Council will require the execution of a binding development agreement with respect thereto and evidence that tax increments or other funds will be available to repay the Public Costs associated with the proposed acquisition. It is the intent of the Authority to negotiate the acquisition of property whenever possible. Appropriate restrictions regarding the reuse and redevelopment of property will be incorporated into any development agreement to which the Authority is a party.

Section K Administration and Maintenance

Maintenance and operation of the Development District will be the responsibility of the City Administrator who shall serve as administrator of the Development District. The administrator will administer the Development District pursuant to the provisions of Section 469.131 of the Development District Act; provided, however, that such powers may only be exercised at the direction of the City Council. No action taken by the administrator pursuant to the above-mentioned powers shall be effective without authorization by the Authority and the City Council.

Section L Relocation

Any person or business that is displaced as a result of the Development Program will be relocated in accordance with Minnesota Statutes, Sections 117.50 to 117.56. The City accepts its responsibility for providing for relocation assistance pursuant to Section 469.133 of the Development District Act.

Section M Amendments

The Authority reserves the right to alter and amend the Development Program subject to the provisions of state law regulating such action.

Tax Increment Financing Plan for Tax Increment Financing District No. 4-2

Section 1 Definitions

The terms defined in this section have the meanings given herein, unless the context in which they are used indicates a different meaning:

"Authority" means the City Council of the City of Montrose, Minnesota.

"City" means the City of Montrose, Minnesota.

"City Council" means the City Council of the City of Montrose, Minnesota.

"County" means Wright County, Minnesota.

"County Board" means the County Board of the County.

"Developer" means any person undertaking construction or renovation of taxable property within the Project Area.

"Development District" means the City's Municipal Development District No. 4, as modified.

"Development Program" means the Development Program for Municipal Development District No. 4, as modified.

"Project Area" means the geographic area of Municipal Development District No. 4.

"School District" means Independent School District No. 877 (Buffalo-Hanover-Montrose).

"State" means the State of Minnesota.

"TIF Act" means Minnesota Statutes, Sections 469.174 through 469.1794, both inclusive.

"TIF District" means Tax Increment Financing District No. 4-2.

"TIF Plan" means the tax increment financing plan for the TIF District (this document).

Section 2 Statement of Need and Public Purpose

There is a need for new development within the corporate limits of the City to provide housing opportunities, to improve the tax base, and to improve the general economy of the state.

Section 3 Statutory Authorization

The Authority is empowered under the provisions of the TIF Act to establish a tax increment financing district.

Section 4 Statement of Objectives

See the Development Program for Municipal Development District No. 4.

Section 5 Specific Development Expected to Occur in the TIF District

JP Brooks, Inc. (Developer) is planning to complete the infrastructure improvements in The Preserve of Montrose subdivision and ultimately construct 174 attached housing units in three phases. The housing units would be owner-occupied and provide affordable new homes within the City. The Authority intends to support the project by providing tax increment assistance to the Developer.

Section 6 Property to be Included in the TIF District

The TIF District includes parcels identified on the Map in Exhibit 1 and the Parcel List in Exhibit 2. The property includes The Preserve of Montrose plat that started construction of streets/utilities but was ultimately tax-forfeited and acquired by the City. The area encompassed by the TIF District shall also include all street rights-of-way and utility or drainage easements located upon or adjacent to the property described in Exhibits 1 and 2.

Section 7 Estimated Sources and Uses of Funds (Public Costs)

The estimated costs of the proposed development in the TIF District which are eligible for reimbursement with tax increments of the TIF District and the projected sources of revenue available to fund these costs are summarized below.

Uses of Funds (Public Costs)

Capital Costs:

Acquisition	100,000
Housing Project Costs	3,960,000
Site Improvements	1,000,000
Streets & Utilities	<u>3,250,000</u>
	\$8,310,000

Finance Costs

Bond & Note Interest Payments	<u>\$1,250,000</u>
-------------------------------	--------------------

Administrative Costs

Administrative costs paid with TIF	<u>\$125,760</u>
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Total Uses of Funds	\$9,685,760
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Sources of Funds

Tax Increments	\$9,135,760
Interest Earnings	<u>550,000</u>

Total Sources of Funds	\$9,685,760
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The Authority reserves the right to adjust the amount of any of the capital cost line items listed above or to incorporate additional eligible items, so long as the total estimated capital cost is not increased.

Section 8 Estimated Impact on Other Taxing Jurisdictions

Exhibit 4 shows the estimated impact on other taxing jurisdictions if the projected Retained Captured Net Tax Capacity of the TIF District were hypothetically available to the other jurisdictions. The Authority believes that there will be no adverse impact on other taxing jurisdictions during the life of the TIF District, since only limited development would have occurred without the establishment of the TIF District and the provision of public assistance. A positive impact on other taxing jurisdictions will occur when the TIF District is decertified and the development therein becomes part of the general tax base.

Section 9 Fiscal and economic implications

M.S. Section 469.175 Subdivision (2b) requires a specific description of the fiscal and economic implications of the proposed TIF District on City-provided services, plus an estimate of the total TIF that will be generated over the life of the TIF District attributable to each taxing jurisdiction.

City Service Costs. The proposed project is anticipated to result in the development of additional owner-occupied housing units. Expected impacts on general government and administration expenses will be minimal as the proposed project is anticipated to have little impact on existing services. The City is expecting that it will provide TIF assistance through a pay-as-you-go agreement with JP Brooks, Inc. or a related company. The City is not planning to issue bonds for public project costs at this time, but reserves the right to do so to promote additional housing.

TIF Attribution. The City projects TIF collections will total \$9,135,760 over the life of the TIF District. Assuming the certified tax rate remains unchanged, \$4,081,959 will come from the City share of taxes; \$3,220,967 from the County share, and \$1,832,834 from the School share of the tax levy.

Section 10 Property to be acquired in the TIF District

The Authority may reimburse the developers or purchasers for the costs of any or all of the property located within the TIF District, and any such acquisition shall be considered authorized by this TIF Plan. Please see Exhibit 2 for parcel information.

Section 11 Estimated Amount of Bonded Indebtedness

The Authority may provide TIF assistance through the issuance of bonds. Therefore, the Authority reserves the right to issue G.O. TIF bonds of which tax increments will be responsible for the repayment of an amount not to exceed \$3,500,000 in principal and \$1,250,000 in interest (including capitalized). M.S. 475.58 Subd. 1 allows for the issuance of bonds that have a principal amount of up to 5 times the amount to be paid with tax increment.

Interfund Loans, including a negative balance in the TIF fund, must be authorized by resolution of the entity advancing the loan, within 60 days of the date money is transferred, advanced or spent. The resolution must include the terms and conditions for repayment of the loan to include, at a minimum, the source of the loan, the principal amount of the loan, the interest rate, and the maximum term. The interest rate to be charged on internal loans shall be 5% based upon the limit of the greater of the rates specified under Minnesota Statutes 270C.40 or 549.09 as of the date this Plan is approved. Terms may be modified or amended by the entity before the latest decertification of any District from which the advance or loan is to be repaid.

Section 12 Designation of TIF District as a Housing District (*not qualified*)

The Tax Increment District qualifies as a housing district. A housing district is a type of tax increment financing district which consists of a project intended for occupancy, in part, by persons or families of low and moderate income. Low and moderate income is defined by federal, state and sometimes local legislation. A housing district may contain and provide assistance to commercial, retail, or other nonresidential uses, as long as the square footage of these uses does not exceed 20% of the total square footage of buildings in the TIF District.

Housing districts are subject to various income limitations. For owner occupied residential property, 95% of the housing units must be initially purchased and occupied by individuals whose family income is less than or equal to the income requirements for qualified mortgage bond projects under Section 143(f) of the Internal Revenue Code. Generally, the initial occupants must have incomes of 100% or less of statewide median income for families of two or less, and 115% of statewide median income for families of three or more. For residential rental property, the property must satisfy the income requirements for a qualified residential rental project as defined in Section 142(d) of the Internal Revenue Code. This requires that at least 40% of the units are rented to families with incomes at or below 60% of county median income, or 20% of the units rented to families with incomes at or below 50% of county median income, adjusted for family size. These requirements apply for the life of the District. The Authority will assure housing development within the District meets the above criteria. The Authority reserves the right, however, to remove property from the TIF District to accommodate proposed housing development(s) which do not meet these criteria.

Section 13 Original Net Tax Capacity

The County Auditor shall certify the Original Net Tax Capacity of the TIF District, which will be the total Net Tax Capacity of all property in the TIF District as certified by the State Commissioner of Revenue. For districts certified between January 1 and June 30, inclusive, this value is based on the previous assessment year. For districts certified between July 1 and December 31, inclusive, this value is based on the current assessment year.

The Estimated Market Value of all property within the TIF District as of January 1, 2023 for taxes payable in 2024 is \$926,000. The Original Net Tax Capacity of the TIF District will be approximately \$11,575.

Each year the County Auditor will certify the amount that the Original Net Tax Capacity has increased or decreased as a result of:

1. changes in the tax-exempt status of property;
2. reductions or enlargements of the geographic area of the TIF District;
3. changes due to stipulation agreements or abatements; or
4. changes in classification rates.

Section 14 Original Local Tax Rate

The County Auditor will also certify the Original Tax Capacity Rate of the TIF District. This rate is the sum of all local tax rates that apply to property in the TIF District. This rate must match the same taxes payable year as the Original Net Tax Capacity.

In future years, the amount of tax increment generated by the TIF District will be calculated using the lesser of (a) the sum of the current local tax rates at that time or (b) the Original Tax Capacity Rate of the TIF District. The sum of all local tax rates that apply to property in the TIF District for taxes payable in 2023 is **107.280%**. The final Original Local Tax Rate will most likely be lower than this value based on the preliminary 2024 tax rates.

<u>Taxing Jurisdiction</u>	<u>Payable 2023 Tax Rate</u>
City of Montrose	47.934%
Wright County	37.823%
ISD #877	21.523%
Total	107.280%

The State property tax on commercial, industrial and certain other property classes is not captured by the TIF District. However, this state tax does not apply to most residential property. Additionally, a portion of the school tax rate attributed to local operating costs is also not captured by the TIF District.

Section 15 Projected Retained Captured Net Tax Capacity and Tax Increment

Each year the County Auditor will determine the current Net Tax Capacity of all property in the TIF District. To the extent that this total exceeds the Original Net Tax Capacity, the difference is known as the Captured Net Tax Capacity of the TIF District. It is the Authority's intention to retain 100% of the Captured Net Tax Capacity of the TIF District. Such amount shall be known as the Retained Captured Net Tax Capacity of the TIF District. Exhibit 3 estimates the total amount of retained net captured tax capacity, gross tax increments, adjustments, and the net tax increment revenues which will be available annually and cumulatively over the life of the TIF District.

Section 16 Statutory Duration of the TIF District

Housing districts may remain in existence through the end of the 25th year following receipt of the first tax increment, resulting in 26 TIF collections. The Authority elects to receive the first increment payment in taxes payable 2026. The District may remain in existence the maximum duration allowed by law (projected to be through 2051). Modifications of this plan (see Section 28) shall not extend these duration limits.

Section 17 Use of Tax Increments – Housing Districts

Tax increments derived from a housing district must be used solely to finance the costs of projects defined in Section 12. The cost of public improvements directly related to the housing projects and the allocated administrative expenses of the Authority may be included in the cost of a housing project.

Section 18 Use of Tax Increments – General

Each year the county treasurer will deduct an estimated 0.36% of the annual tax increment generated by the TIF District and pay such amount to the state general fund. Such amounts will be appropriated to the state auditor for the cost of financial reporting and auditing of tax increment financing information throughout the state. Exhibit 3 shows the projected deduction for this purpose over the anticipated life of the TIF District.

The Authority has determined that it will use 100% of the remaining tax increment generated by the TIF District for any of the following purposes:

1. pay for the estimated public costs of the TIF District (including administrative expenses, see Section 7) and City administrative costs associated with the TIF District (see Section 22);
2. pay principal and interest on tax increment bonds, notes or other financial obligations issued to finance the public costs of the TIF District;

3. accumulate a reserve securing the payment of tax increment bonds or other bonds issued to finance the public costs of the TIF District;
4. pay all or a portion of the county road costs as may be required by the County Board under M.S. Section 469.175, Subdivision 1a; or
5. return excess tax increments to the County Auditor for redistribution to the City, County and School District in proportion to their local tax capacity rates.

Tax increments from property located in one county must be expended for the direct and primary benefit of a project located within that county, unless both County Boards involved waive this requirement. Tax increments shall not be used to circumvent levy limitations.

Tax increment cannot be used to finance the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the State or Federal government. This prohibition does not apply to the construction or renovation of a parking structure, a common area used as a public park, or a facility used for social, recreational, or conference purposes and not primarily for conducting the business of the community.

If there exists any type of agreement or arrangement providing for the developer, or other beneficiary of assistance, to repay all or a portion of the assistance that was paid or financed with tax increments, such payments shall be subject to all of the restrictions imposed on the use of tax increments. Assistance includes sales of property at less than the cost of acquisition or fair market value, grants, ground or other leases at less than fair market rent, interest rate subsidies, utility service connections, roads, or other similar assistance that would otherwise be paid for by the developer or beneficiary.

Section 19 “Green Acres”

The parcel to be included in the TIF District was not enrolled in “green acres” prior to being acquired. Even so, M.S. 469.176 Subd. 7 (2) allows property enrolled in green acres to be included in a housing tax increment financing district.

Section 20 4-Year Knock-Down Rule

If after four years from certification of the TIF District no demolition, rehabilitation, renovation, or qualified improvement of an adjacent street has commenced on a parcel located within the TIF District, then that parcel shall be excluded from the TIF District and the Original Net Tax Capacity shall be adjusted accordingly. Qualified improvements of a street are limited to construction or opening of a new street, relocation of a street, or substantial reconstruction or rebuilding of an existing street. The Authority must submit to the County Auditor, by February 1 of the fifth year, evidence that the required activity has taken place for each parcel in the TIF District.

If a parcel is excluded from the TIF District and the Authority or owner of the parcel subsequently commences any of the above activities, the Authority shall certify to the County Auditor that such activity has commenced and the parcel shall once again be included in the TIF District. The County Auditor shall certify the net tax capacity of the parcel, as most recently certified by the Commissioner of Revenue, and add such amount to the Original Net Tax Capacity of the TIF District.

Section 21 Tax Increment Pooling – 5-year Rule

At least 80% of the tax increments from the TIF District must be expended on activities within the district or to pay for bonds used to finance the estimated public costs of the TIF District. No more than 20% of the tax increments may be spent on costs outside of the TIF District, but within the boundaries of the Project Area. All administrative expenses are considered to have been spent outside of the TIF District. Revenues derived from tax increments paid by properties in the district are considered to have been spent within the TIF District if such amounts are:

1. actually paid to a third party for activities performed within the TIF District within five years after certification of the district;
 2. used to make payments or reimbursements to a third party under binding contracts for activities performed within the TIF District, which were entered into within five years after certification of the district;
- or

3. used to pay bonds that were issued and sold to a third party, the proceeds of which are reasonably expected on the date of issuance to be spent within the later of the five-year period or a reasonable temporary period or are deposited in a reasonably required reserve or replacement fund.

Beginning with the sixth year following certification of the TIF District, at least 80% of the tax increments must be used to pay outstanding bonds or make contractual payments obligated within the first five years. When outstanding bonds have been defeased and sufficient money has been set aside to pay for such contractual obligations, the TIF District must be decertified.

The Authority also elects the option provided by M.S. 469.1763 to increase the amount of expenditures permitted outside the District by up to an additional 10%. However, these expenditures are limited to assisting housing which meets the requirements of a low income housing building defined under section 42(c) of the Internal Revenue Code.

The Authority expects that a portion of tax increments may be used for housing expenses elsewhere within the boundaries of Municipal Development District No. 4.

Section 22 Excess Tax Increment

On December 31st of each year, the Authority must determine the amount of excess increments for the TIF District. Excess increments may only be used to:

1. prepay any outstanding tax increment Bonds;
2. discharge the pledge of tax increments on any outstanding Bonds;
3. pay amounts into an escrow account dedicated to the payment of any outstanding Bonds; or
4. return excess tax increments to the County Auditor for redistribution to the City, County and School District in proportion to their local tax capacity rates. The County Auditor must report to the Commissioner of Education the amount of any excess tax increment redistributed to the School District within 30 days of such redistribution.

Allocation of excess increments must be completed by September 31st in the year following the year in which the excess increments were generated

Section 23 Limitation on Administrative Expenses

Administrative expenses are defined as all costs of the Authority other than:

1. amounts paid for the purchase of land;
2. amounts paid for materials and services, including architectural and engineering services directly connected with the proposed development within the TIF District;
3. relocation benefits paid to, or services provided for, persons or businesses located within the TIF District; or
4. amounts used to pay interest on, fund a reserve for, or sell at a discount, tax increment bonds.

Administrative expenses include amounts paid for services provided by bond counsel, fiscal consultants, planning or economic development consultants, and actual costs incurred by the City in administering the TIF District. Tax increments may be used to pay administrative expenses of the TIF District up to the lesser of (a) 10% of the total estimated public costs authorized by the TIF Plan or (b) 10% of the total tax increments actually received.

Section 24 Prior Planned Improvements

The City shall accompany its request for certification to the County Auditor with a listing of all properties within the TIF District for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan. The County Auditor shall increase the Original Net Tax Capacity of the TIF District by the Net Tax Capacity of each improvement for which a building permit was issued.

Section 25 Development Agreements

If more than 10% of the acreage of a project (which contains an economic development district) is to be acquired by the Authority with proceeds from tax increment bonds then, prior to such acquisition, the Authority must enter into an agreement for the development of the property. Such agreement must provide recourse for the Authority

should the development not be completed.

Section 26 Exempt from Business Subsidy Laws

Minnesota Statutes 116J.991 requires an Authority providing a business with a subsidy worth \$25,000 to complete a subsidy approval process. Housing assistance, however, is exempt from the requirements.

Section 27 Assessment Agreements

The City may, upon entering into a development agreement, also enter into an assessment agreement with the developer, which establishes a minimum market value of the land and improvements for each year during the life of the TIF District.

The assessment agreement shall be presented to the County or City Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land, and so long as the minimum market value contained in the assessment agreement appears to be a reasonable estimate, shall certify the assessment agreement as reasonable. The assessment agreement shall be filed for record in the office of the County Recorder of each county where the property is located. Any modification or premature termination of this agreement must first be approved by the City, and if the project is valued below the minimum market value, also approved by the County and School District.

Section 28 Modifications of the Tax Increment Financing Plan

Any reduction or enlargement in the geographic area of the Project Area or the TIF District; increase in the amount of bonded indebtedness to be incurred; increase in the amount of capitalized interest; increase in that portion of the Captured Net Tax Capacity to be retained by the Authority; increase in the total estimated public costs; or designation of additional property to be acquired by the Authority shall be approved only after satisfying all the necessary requirements for approval of the original TIF Plan. This paragraph does not apply if:

1. the only modification is elimination of parcels from the Project Area or the TIF District; and
2. the current net tax capacity of the parcels eliminated equals or exceeds the net tax capacity of those parcels in the TIF District's Original Net Tax Capacity, or the Authority agrees that the TIF District's Original Net Tax Capacity will be reduced by no more than the current net tax capacity of the parcels eliminated.

The Authority must notify the County Auditor of any modification that reduces or enlarges the geographic area of the Project Area or the TIF District. The geographic area of the TIF District may be reduced but not enlarged after five years following the date of certification.

Section 29 Administration of the Tax Increment Financing Plan

Upon adoption of the TIF Plan, the Authority must submit a copy of such plan to the State Auditor's Office and the Department of Revenue. The Authority must also request that the County Auditor certify the Original Net Tax Capacity and Net Tax Capacity Rate of the TIF District. To assist the County Auditor in this process, the Authority must submit copies of the TIF Plan, the resolution establishing the TIF District and adopting the TIF Plan, and a listing of any prior planned improvements. The Authority must also send the County Assessor any assessment agreement establishing the minimum market value of land and improvements in the TIF District, and shall request that the County Assessor review and certify this assessment agreement as reasonable.

The County will distribute to the Authority the amount of tax increment as it becomes available. The amount of tax increment in any year represents the applicable property taxes generated by the Retained Captured Net Tax Capacity of the TIF District. The amount of tax increment may change due to development anticipated by the TIF Plan, other development, inflation of property values, or changes in property classification rates or formulas. In administering and implementing the TIF Plan, the following actions should occur on an annual basis:

1. Prior to July 1, the Authority shall notify the County Assessor of any new development that has occurred in the TIF District during the past year to ensure that the new value will be recorded in a timely manner.
2. If the County Auditor receives the request for certification of a new TIF District, or for modification of an existing TIF District, before July 1, the request shall be recognized in determining local tax rates for the current and subsequent levy years. Requests received on or after July 1 shall be used to determine local

tax rates in subsequent years.

3. Each year the County Auditor shall certify the amount of the Original Net Tax Capacity of the TIF District. The amount certified shall reflect any changes that occur as a result of the following:
 - a. the value of property that changes from tax-exempt to taxable shall be added to the Original Net Tax Capacity of the TIF District. The reverse shall also apply,
 - b. the Original Net Tax Capacity may be modified by any approved enlargement or reduction of the TIF District;
 - c. if laws governing the classification of real property cause changes to the percentage of Estimated Market Value to be applied for property tax purposes, then the resulting increase or decrease in net tax capacity shall be applied proportionately to the Original Net Tax Capacity and the Retained Captured Net Tax Capacity of the TIF District.

The County Auditor shall notify the Authority of all changes made to the Original Net Tax Capacity of the TIF District.

Section 30 Financial Reporting and Disclosure Requirements

The Authority is responsible for information and financial reporting on the activities of the TIF District. These responsibilities include:

1. Prepare and Publish an Annual Statement. No later than August 1 of each year, the Authority must prepare and publish an annual statement which includes at least the following information:
 - a. tax increment received and expended in that year
 - b. Original Net Tax Capacity
 - c. captured Net Tax Capacity
 - d. amount of outstanding bonded indebtedness
 - e. increments paid to other government bodies
 - f. administrative costs
 - g. increments paid directly or indirectly outside of the district
 - h. if a fiscal disparities contribution is computed under section 469.177, Subd. 3(a), the increase in property tax imposed on other properties in the municipality as a result of the fiscal disparities contribution in the manner prescribed by the commissioner of revenue.

A copy of the annual statement must also be provided to the State Auditor, county board and county auditor, and the municipality.

2. Prepare an Annual Report. (469.175 Subds. 5 and 6) The State Auditor enforces the provisions of the TIF Act and has full responsibility for financial and compliance auditing of the Authority's use of tax increment financing. The State Auditor's office provides detailed tax increment reporting forms for use in complying with annual reporting requirements. On or before August 1 of each year, the Authority and/or the City must prepare a status and financial report for the TIF District and submit it to the state auditor, the county board, the county auditor, and the governing body of the municipality, if the municipality is not also the authority.

Section 31 Findings and Need for Tax Increment Financing

In establishing the TIF District, the City makes the following findings:

1. The TIF District qualifies as a housing district;
See Section 12 of this document for the reasons and facts supporting this finding.
2. The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future, and the increased market value of the site that could reasonably be expected to occur without the use of tax increment would be less than the increase in 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 permitted by the TIF Plan;

The project developer has indicated that TIF assistance is necessary to control certain development costs such that reasonable prices can be established for owner-occupied housing at prices generally accepted in the Montrose housing market. Without assistance, the developer believes that the project will not be able to achieve final pricing that will enable the developer to be successful.

A comparative analysis of estimated market values both with and without establishment of the TIF District and the use of tax increments has been performed. Such analysis is included as Exhibit 5, indicates that:

- a. The increase in estimated market value of the proposed developments is \$49,469,400; and
 - b. The present value of expected tax increments collected over the maximum duration of the TIF District is \$3,877,479; and
 - c. The expected increased estimated market value of the site without the use of tax increment is \$2,750,000, assuming the land is developed for large acreage single-family residential purposes.
3. The TIF Plan conforms to the general plan for development or redevelopment of the City as a whole.
- The reasons and facts supporting this finding are that the housing developments proposed for the TIF District are generally consistent with the City's development plan and zoning ordinances, and serves to promote the City's development objectives.
4. The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of the Project Area by private enterprise.

The reasons and facts supporting this finding are that the development activities are necessary so that development and redevelopment by private enterprise can occur within Municipal Development District No. 2.

Exhibits

Map of Financing District and Project Area Exhibit 1

Parcels and Valuations Exhibit 2

Tax Increment Projections..... Exhibit 3

Statement of Fiscal and Economic Impacts Exhibit 4

Market Value Analysis Exhibit 5

City of Montrose
TIF District No. 4-2

Parcel Summary -- Areas, Values & Conditions

Owner of Record	Parcel ID.#	Land Value	Building Value	Total Value	Est. Original Tax Cap.
City of Montrose	112048000010	12900	-	12,900	161
City of Montrose	112048000070	48600	-	48,600	608
City of Montrose	112048000060	58800	-	58,800	735
City of Montrose	112048000020	1100	-	1,100	14
City of Montrose	112048000030	300	-	300	4
City of Montrose	112048000040	400	-	400	5
City of Montrose	112048000050	2300	-	2,300	29
City of Montrose	112048001010	4000	-	4,000	50
City of Montrose	112048001020	4000	-	4,000	50
City of Montrose	112048001030	4000	-	4,000	50
City of Montrose	112048001040	4000	-	4,000	50
City of Montrose	112048002010	4000	-	4,000	50
City of Montrose	112048002020	4000	-	4,000	50
City of Montrose	112048002040	4000	-	4,000	50
City of Montrose	112048002030	4000	-	4,000	50
City of Montrose	112048003010	4000	-	4,000	50
City of Montrose	112048003020	4000	-	4,000	50
City of Montrose	112048003040	4000	-	4,000	50
City of Montrose	112048003030	4000	-	4,000	50
City of Montrose	112048004010	4000	-	4,000	50
City of Montrose	112048004020	2000	-	2,000	25
City of Montrose	112048004030	4000	-	4,000	50
City of Montrose	112048004060	4000	-	4,000	50
City of Montrose	112048004050	2000	-	2,000	25
City of Montrose	112048004040	4000	-	4,000	50
City of Montrose	112048005010	4000	-	4,000	50
City of Montrose	112048005020	2000	-	2,000	25
City of Montrose	112048005030	2000	-	2,000	25
City of Montrose	112048005040	4000	-	4,000	50
City of Montrose	112048005050	4000	-	4,000	50
City of Montrose	112048005060	2000	-	2,000	25
City of Montrose	112048005070	2000	-	2,000	25
City of Montrose	112048005080	4000	-	4,000	50
City of Montrose	112048006010	4000	-	4,000	50
City of Montrose	112048006020	2000	-	2,000	25
City of Montrose	112048006030	2000	-	2,000	25
City of Montrose	112048006040	4000	-	4,000	50
City of Montrose	112048006050	4000	-	4,000	50
City of Montrose	112048006060	2000	-	2,000	25
City of Montrose	112048006070	2000	-	2,000	25
City of Montrose	112048006080	4000	-	4,000	50
City of Montrose	112048007010	45600	-	45,600	570
City of Montrose	112048007030	45600	-	45,600	570
City of Montrose	112048007040	45600	-	45,600	570
City of Montrose	112048007050	45600	-	45,600	570
City of Montrose	112048007060	45600	-	45,600	570
City of Montrose	112048008010	4000	-	4,000	50
City of Montrose	112048008020	2000	-	2,000	25
City of Montrose	112048008030	2000	-	2,000	25
City of Montrose	112048008040	4000	-	4,000	50
City of Montrose	112048008080	4000	-	4,000	50
City of Montrose	112048008070	2000	-	2,000	25
City of Montrose	112048008060	2000	-	2,000	25
City of Montrose	112048008050	4000	-	4,000	50

Owner of Record	Parcel I.D.#	Land Value	Building Value	Total Value	Est. Original Tax Cap.
City of Montrose	112048009010	4000	-	4,000	50
City of Montrose	112048009020	2000	-	2,000	25
City of Montrose	112048009030	2000	-	2,000	25
City of Montrose	112048009040	4000	-	4,000	50
City of Montrose	112048009050	4000	-	4,000	50
City of Montrose	112048009060	2000	-	2,000	25
City of Montrose	112048009070	2000	-	2,000	25
City of Montrose	112048009080	4000	-	4,000	50
City of Montrose	112048009150	4000	-	4,000	50
City of Montrose	112048009150	2000	-	2,000	25
City of Montrose	112048009140	2000	-	2,000	25
City of Montrose	112048009130	4000	-	4,000	50
City of Montrose	112048009120	4000	-	4,000	50
City of Montrose	112048009110	2000	-	2,000	25
City of Montrose	112048009100	2000	-	2,000	25
City of Montrose	112048009090	4000	-	4,000	50
City of Montrose	112048010010	4000	-	4,000	50
City of Montrose	112048010020	2000	-	2,000	25
City of Montrose	112048010030	2000	-	2,000	25
City of Montrose	112048010040	4000	-	4,000	50
City of Montrose	112048010060	4000	-	4,000	50
City of Montrose	112048010070	2000	-	2,000	25
City of Montrose	112048010080	2000	-	2,000	25
City of Montrose	112048010050	4000	-	4,000	50
City of Montrose	112048011010	4000	-	4,000	50
City of Montrose	112048011020	2000	-	2,000	25
City of Montrose	112048011030	2000	-	2,000	25
City of Montrose	112048011040	4000	-	4,000	50
City of Montrose	112048011050	4000	-	4,000	50
City of Montrose	112048011060	2000	-	2,000	25
City of Montrose	112048011070	2000	-	2,000	25
City of Montrose	112048011080	4000	-	4,000	50
City of Montrose	112048011090	4000	-	4,000	50
City of Montrose	112048011100	2000	-	2,000	25
City of Montrose	112048011110	2000	-	2,000	25
City of Montrose	112048011120	4000	-	4,000	50
City of Montrose	112048011130	4000	-	4,000	50
City of Montrose	112048011140	2000	-	2,000	25
City of Montrose	112048011150	2000	-	2,000	25
City of Montrose	112048011160	4000	-	4,000	50
City of Montrose	112048011170	4000	-	4,000	50
City of Montrose	112048011180	2000	-	2,000	25
City of Montrose	112048011190	2000	-	2,000	25
City of Montrose	112048011200	4000	-	4,000	50
City of Montrose	112048011210	4000	-	4,000	50
City of Montrose	112048011220	2000	-	2,000	25
City of Montrose	112048011230	2000	-	2,000	25
City of Montrose	112048011240	4000	-	4,000	50
City of Montrose	112048012010	4000	-	4,000	50
City of Montrose	112048012020	2000	-	2,000	25
City of Montrose	112048012030	2000	-	2,000	25
City of Montrose	112048012040	4000	-	4,000	50
City of Montrose	112048012050	4000	-	4,000	50
City of Montrose	112048012060	2000	-	2,000	25
City of Montrose	112048012070	2000	-	2,000	25
City of Montrose	112048012080	4000	-	4,000	50
City of Montrose	112048013010	4000	-	4,000	50
City of Montrose	112048013020	2000	-	2,000	25
City of Montrose	112048013030	2000	-	2,000	25
City of Montrose	112048013040	4000	-	4,000	50
City of Montrose	112048013050	4000	-	4,000	50
City of Montrose	112048013060	2000	-	2,000	25
City of Montrose	112048013070	2000	-	2,000	25
City of Montrose	112048013080	4000	-	4,000	50
City of Montrose	112048013090	4000	-	4,000	50
City of Montrose	112048013100	2000	-	2,000	25

Owner of Record	Parcel I.D.#	Land Value	Building Value	Total Value	Est. Original Tax Cap.
City of Montrose	112048013110	2000	-	2,000	25
City of Montrose	112048013120	4000	-	4,000	50
City of Montrose	112048013130	4000	-	4,000	50
City of Montrose	112048013140	2000	-	2,000	25
City of Montrose	112048013150	2000	-	2,000	25
City of Montrose	112048013160	4000	-	4,000	50
City of Montrose	112048013170	4000	-	4,000	50
City of Montrose	112048013180	2000	-	2,000	25
City of Montrose	112048013190	2000	-	2,000	25
City of Montrose	112048013200	4000	-	4,000	50
City of Montrose	112048013210	4000	-	4,000	50
City of Montrose	112048013220	2000	-	2,000	25
City of Montrose	112048013230	2000	-	2,000	25
City of Montrose	112048013240	4000	-	4,000	50
City of Montrose	112048014010	4000	-	4,000	50
City of Montrose	112048014020	2000	-	2,000	25
City of Montrose	112048014030	2000	-	2,000	25
City of Montrose	112048014040	4000	-	4,000	50
City of Montrose	112048014050	4000	-	4,000	50
City of Montrose	112048014060	2000	-	2,000	25
City of Montrose	112048014070	2000	-	2,000	25
City of Montrose	112048014080	4000	-	4,000	50
City of Montrose	112048015010	4000	-	4,000	50
City of Montrose	112048015020	2000	-	2,000	25
City of Montrose	112048015030	2000	-	2,000	25
City of Montrose	112048015040	4000	-	4,000	50
City of Montrose	112048015050	4000	-	4,000	50
City of Montrose	112048015060	2000	-	2,000	25
City of Montrose	112048015070	2000	-	2,000	25
City of Montrose	112048015080	4000	-	4,000	50
City of Montrose	112048015090	4000	-	4,000	50
City of Montrose	112048015100	2000	-	2,000	25
City of Montrose	112048015110	2000	-	2,000	25
City of Montrose	112048015120	4000	-	4,000	50
City of Montrose	112048015130	4000	-	4,000	50
City of Montrose	112048015140	2000	-	2,000	25
City of Montrose	112048015150	2000	-	2,000	25
City of Montrose	112048015160	4000	-	4,000	50
City of Montrose	112048015170	4000	-	4,000	50
City of Montrose	112048015180	2000	-	2,000	25
City of Montrose	112048015190	2000	-	2,000	25
City of Montrose	112048015200	4000	-	4,000	50
City of Montrose	112048015210	4000	-	4,000	50
City of Montrose	112048015220	2000	-	2,000	25
City of Montrose	112048015230	2000	-	2,000	25
City of Montrose	112048015240	4000	-	4,000	50
City of Montrose	112048016010	4000	-	4,000	50
City of Montrose	112048016020	2000	-	2,000	25
City of Montrose	112048016030	4000	-	4,000	50
City of Montrose	112048016040	4000	-	4,000	50
City of Montrose	112048016050	2000	-	2,000	25
City of Montrose	112048016060	4000	-	4,000	50
City of Montrose	112048017010	4000	-	4,000	50
City of Montrose	112048017020	4000	-	4,000	50
City of Montrose	112048017030	4000	-	4,000	50
City of Montrose	112048017040	4000	-	4,000	50
City of Montrose	112048017050	4000	-	4,000	50
City of Montrose	112048017060	4000	-	4,000	50
City of Montrose	112048017070	4000	-	4,000	50
City of Montrose	112048017080	4000	-	4,000	50
		926,000	-	926,000	11,575

**City of Montrose
TIF District No. 4-2**

Tax Increment Projections

Valuations & Projected Increases

Original Values	Market		Tax Capacity		Tax Rate Assumptions:	
	2023	2024	2023	2024	2023	2024
	926,000	11,575	47.934%	47.934%	City of Montrose	
			37.823%	37.823%	Wright County	
			21.523%	21.523%	School District 877	
			0.000%	0.000%	Other	
			107.280%	107.280%		

Increased Value: Owner-Occupied/Unit
(12-units per year - 174 total units)

Projected Tax Increment

Projected Tax Increment										Adjustments		TOTAL
Payable Year	Original Tax Capacity	Projected Tax Capacity	Net Captured Tax Capacity	Less Fiscal Disparities	Retained Net Captured Tax Capacity	Projected Tax Rate*	Gross Tax Increment	10.00% Admin. Retainage	State Auditor's Deduction	NET REVENUES		
2024	11,575	11,575	-	-	-	107.28%	-	-	-	-		
2025	11,575	11,575	-	-	-	107.28%	-	-	-	-		
2026	11,575	31,601	20,026	-	20,026	107.28%	21,484	2,148	77	19,258		
2027	11,575	63,203	51,628	-	51,628	107.28%	55,386	5,539	199	49,648		
2028	11,575	94,804	83,229	-	83,229	107.28%	89,288	8,929	321	80,038		
2029	11,575	126,405	114,830	-	114,830	107.28%	123,190	12,319	443	110,427		
2030	11,575	158,007	146,432	-	146,432	107.28%	157,092	15,709	566	140,817		
2031	11,575	189,608	178,033	-	178,033	107.28%	190,994	19,099	688	171,207		
2032	11,575	221,209	209,634	-	209,634	107.28%	224,895	22,490	810	201,596		
2033	11,575	252,811	241,236	-	241,236	107.28%	258,797	25,880	932	231,986		
2034	11,575	284,412	272,837	-	272,837	107.28%	292,699	29,270	1,054	262,375		
2035	11,575	316,013	304,438	-	304,438	107.28%	326,601	32,660	1,176	292,765		
2036	11,575	347,615	336,040	-	336,040	107.28%	360,503	36,050	1,298	323,155		
2037	11,575	379,216	367,641	-	367,641	107.28%	394,405	39,440	1,420	353,544		
2038	11,575	410,817	399,242	-	399,242	107.28%	428,307	42,831	1,542	383,934		
2039	11,575	442,419	430,844	-	430,844	107.28%	462,208	46,221	1,664	414,324		
2040	11,575	458,219	446,644	-	446,644	107.28%	479,159	47,916	1,725	429,518		
2041	11,575	458,219	446,644	-	446,644	107.28%	479,159	47,916	1,725	429,518		
2042	11,575	458,219	446,644	-	446,644	107.28%	479,159	47,916	1,725	429,518		
2043	11,575	458,219	446,644	-	446,644	107.28%	479,159	47,916	1,725	429,518		
2044	11,575	458,219	446,644	-	446,644	107.28%	479,159	47,916	1,725	429,518		
2045	11,575	458,219	446,644	-	446,644	107.28%	479,159	47,916	1,725	429,518		
2046	11,575	458,219	446,644	-	446,644	107.28%	479,159	47,916	1,725	429,518		
2047	11,575	458,219	446,644	-	446,644	107.28%	479,159	47,916	1,725	429,518		
2048	11,575	458,219	446,644	-	446,644	107.28%	479,159	47,916	1,725	429,518		
2049	11,575	458,219	446,644	-	446,644	107.28%	479,159	47,916	1,725	429,518		
2050	11,575	458,219	446,644	-	446,644	107.28%	479,159	47,916	1,725	429,518		
2051	11,575	458,219	446,644	-	446,644	107.28%	479,159	47,916	1,725	429,518		
							9,135,760	913,576	32,889	8,189,295		

City of Montrose
TIF District No. 4-2

STATEMENT OF FISCAL AND ECONOMIC IMPACTS OF PROPOSED TIF DISTRICT

Taxing Jurisdiction	Without TIF District			With TIF District				
	2023 Taxable Net Tax Capacity ⁽¹⁾	2023 Local Tax Rate	2023 Taxable Net Tax Capacity ⁽¹⁾	Projected Captured Net Tax Capacity	Hypothetical Tax Generated By TIF	New Taxable Net Tax Capacity	Hypothetical Adjusted Local Tax Rate	Hypothetical Decrease in Tax Rate
City of Montrose	3,677,690	47.93%	3,677,690	446,644	214,094	4,124,334	42.743%	5.191%
Wright County	239,018,649	37.82%	239,018,649	446,644	168,936	239,465,293	37.763%	0.071%
School District 877	52,506,316	21.52%	52,506,316	446,644	96,130	52,952,960	21.341%	0.182%
Other ⁽²⁾	--	0.00%	--	-	-	--	0.00%	--
Totals		107.28%			479,159		101.837%	5.443%

Statement #1: If all of the projected captured net tax capacity of the project were hypothetically available to each taxing jurisdiction if TIF were not used, the tax capacities of each jurisdiction would be increased by the amounts shown above, and the local tax rates of each jurisdiction would be decreased by the amounts shown.

Statement #2: As the projected captured tax capacity of the project would not be available without the use of TIF, the tax capacities and tax rates of each jurisdiction will not be affected.

Statement #3: The estimated amount of tax increment generated over the life of the TIF District is estimated to be \$9,135,760.

Statement #4 A description of the probable impact of the TIF District on City services as a result of the creation of this TIF District would include the following: The City will be collecting an estimated \$4,081,959 in city property tax revenue from the proposed project area and applying it to project related expenses rather than general services such as police, fire, and other services not paid by user fees.

Statement #5: The estimated amount of increment attributed to the school districts' tax levies and captured as a result of the creation of this TIF District is \$1,832,834 for School District 887.

Statement #6: The estimated amount of increment attributed to the county tax levy and captured as a result of the creation of this TIF district is \$3,220,967.

⁽¹⁾ Taxable net tax capacity = total net tax capacity less value captured in TIF Districts and powerline value.

⁽²⁾ The impacts upon other taxing jurisdictions not included since they represent a small percentage of the total tax rate.

City of Montrose

TIF District No. 4-2

Market Value Analysis

Increased Market Value of Site	\$ 49,469,400
Less Present Value of TIF Revenues	<u>\$ 3,877,479</u>
	\$ 45,591,921
Estimated Increased Site Value w/out TIF	<u>\$ 2,750,000</u>
Net Value Increase	\$ 42,841,921

Present Value of Tax Increments

Calculation Date: 1/1/2024
 Present Value Factor: 5.00%

#	Year	Gross Tax Increment	Present Value
1	2024	-	-
2	2025	-	-
3	2026	21,484	18,559
4	2027	55,386	45,566
5	2028	89,288	69,959
6	2029	123,190	91,926
7	2030	157,092	111,642
8	2031	190,994	129,272
9	2032	224,895	144,970
10	2033	258,797	158,879
11	2034	292,699	171,135
12	2035	326,601	181,864
13	2036	360,503	191,182
14	2037	394,405	199,201
15	2038	428,307	206,023
16	2039	462,208	211,743
17	2040	479,159	209,056
18	2041	479,159	199,101
19	2042	479,159	189,620
20	2043	479,159	180,590
21	2044	479,159	171,991
22	2045	479,159	163,801
23	2046	479,159	156,001
24	2047	479,159	148,572
25	2048	479,159	141,497
26	2049	479,159	134,759
27	2050	479,159	128,342
28	2051	479,159	122,230
		<u>9,135,760</u>	<u>3,877,479</u>