MINUTES
CITY COUNCIL - TIF DISTRICT 2-2 PUBLIC HEARING
MAPLE PLAIN CITY HALL
September 28, 2026
6:30 PM

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1. WELCOME

PRESENT: Acting Mayor Mike DeLuca, Councilmember Andrew Burak, Councilmember Rochelle Arvizo, and Councilmember Nathan Pearson

ABSENT: Mayor Julie Maas-Kusske

STAFF PRESENT: City Administrator Jacob Schillander, City Planner Mark Kaltsas, Northland Financial Advisor Tammy Omdal, and Assistant City Administrator Kevin Larson

2. CALL TO ORDER

Acting Mayor DeLuca called the meeting to order at 6:30 PM

3. PLEDGE OF ALLEGIANCE

4. ADOPT AGENDA

Councilmember Burak made a motion to approve the meeting agenda. Seconded by Councilmember Pearson.

Voting Yea: Acting Mayor Mike DeLuca, Councilmember Andrew Burak, Councilmember Rochelle Arvizo, and Councilmember Nathan Pearson

Motion passed 4-0

5. NEW BUSINESS

A. Public Hearing- Establishment of TIF District 2-2

Northland Financial Advisor Omdal provided an overview of Tax Increment Financing (TIF), explaining how it works, how it is commonly used, and how it is proposed to support the Equinox Townhome development.

Public Hearing

Councilmember Burak made a motion to open the public hearing. Councilmember Pearson seconded the motion.

Voting Yea: Acting Mayor Mike DeLuca, Councilmember Andrew Burak, Councilmember Rochelle Arvizo, and Councilmember Nathan Pearson

Motion passed 4-0

The Public Hearing was opened at 6:53 PM

Ryan Johnson 5025 Main St. E: Mr. Johnson stated he has been a resident of Maple Plain for 25 years. Concerned that TIF was already used for housing and not for commercial development. Mr. Johnson is concerned with the property tax increases and does not want to give a tax break to a business to build more housing.

Patrick Karinieni 5905 Main St W: Mr. Karinieni expressed concern that TIF has become a common development financing model in which companies seek public financial assistance through future property tax revenue. He asked for clarification on how the proposed TIF arrangement would benefit the City.

Nancy Tokar 5795 Maple Ridge Dr.: Mrs. Tokar expressed that behind the presentation provided tonight, there is a real human cost. Her budget is maxed out and property taxes are squeezing her out. Mrs. Tokar objects to the TIF and states the City cannot keep giving decades of tax brakes to developers while regular homeowners foot the bill.

Ross Langhans 5425 Clayton Drive: Mr. Langhans stated he has been a resident of Maple Plain for 37 years. Objects to the previous tax deal with the new apartment building. Fails to understand the benefit of the townhome TIF to the tax payers and how the development fits the character of the City.

Joy Cotter 4865 Drake Street: Mrs. Cotter stated she has lived in Maple Plain for over 20 years and understands what make a small town feel like a small town. Mrs. Cotter appreciates the concerns of the other residents but, she has seen, the planning commission and city staff have already addressed those concerns being brought up tonight. The development offers the opportunity for future businesses to invest in the City.

Judy MacGibbon 4880 County Road 6, Independence: Mrs. MacGibbon agrees with the first three speaker in opposing the TIF project.

Emma Wepper 5009 Independence St.: Mrs. Wepper is concerned with the 26 year TIF and the increase property taxes. She wants to see Maple Plain grow in the right way.

Jared Kariniemi 5426 Joyce St: Mr. Kariniemi stated he likes the small town feel and is not convinced the TIF/development would benefit the City. Mr. Kariniemi expressed he does not support TIF.

Ruth Mahan 1455 Parkview Rd: Mrs. Mahan stated she is a real estate agent and an appraiser. She has lived in Maple Plain for 35 years. Mrs. Mahan made the point TIF has already been issued for one development and thinks the City doesn't have the tax base to support a second TIF. Mrs. Mahan's also stated that other developers would want to develop that lot.

Katherine Cannon 5025 Main St. E.: Mrs. Cannon wants a TIF to go to the citizens for a vote.

Councilmember Arvizo made a motion to close the public hearing. Councilmember Burak seconded the motion.

Voting Yea: Acting Mayor Mike DeLuca, Councilmember Andrew Burak, Councilmember Rochelle Arvizo, and Councilmember Nathan Pearson

Motion passed 4-0

The Public Hearing was closed at 7:13 PM

6. ADJOURNMENT

Councilmember Burak motioned to adjourn the meeting. Councilmember Arvizo seconded the motion.

Voting Yea: Acting Mayor Mike DeLuca, Councilmember Andrew Burak, Councilmember Rochelle Arvizo, and Councilmember Nathan Pearson

Motion passed 4-0

Meeting adjourned at 7:14 PM

I, Jacob W. Schillander, being duly sworn, depose and say:

That I am the City Administrator of the City of Maple Plain, and that the foregoing minutes are a true and correct record of the meeting held on the date indicated above at Maple Plain City Hall. I certify that the minutes accurately reflect all actions taken, including votes, motions, resolutions, and ordinances, and that they are in compliance with all applicable legal requirements.

Signed:



Jacob W. Schillander
City Administrator