

**Example City  
Municipal Development District No. 1  
Establishment of New Tax Increment Financing District No. 1-1  
Economic Development TIF District**

**Public Hearing on May 6, 2024**

**March 2024**

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

March 1 Developer submits TIF application to City  
 March 18 NSI completes review/analysis of TIF application  
 March 18 City Council calls for public hearing  
 March 29 NSI sends draft TIF Plan to City for review

**April 2024**

S	M	T	W	T	F	S
	1	2	3	4	5	6
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

April 5 City attorney distributes draft development agreement to City  
 April 5 NSI sends County Auditor and School District Clerk notice and draft TIF Plan  
 April 12 City sends notice of public hearing to newspaper  
 April 19 Newspaper publishes hearing notice  
 April 29 NSI and city attorney send documents to City for hearing

**May 2024**

S	M	T	W	T	F	S
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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

May 6 City Council holds public hearings and approves establishment of TIF District  
 May 6 City Council approves development agreement  
 May 13 NSI submits requests for certification to County Auditor  
 May 13 NSI submits TIF documents to MN Department of Revenue and State Auditor

**June 2024**

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

June 30 County Auditor certifies TIF District by this date

Notes to Calendar:

- 1   Denotes City Council meeting dates
- 3 City is responsible to submit hearing notice to newspaper
- 4 Developer may incur costs to be reimbursed by City after development agreement for TIF is executed and terms in agreement are