City of Maple Lake — TIF Proposal Review

Questions I recommend the school district submit to the City

I would prioritize these seven questions in a formal response.

1. Actual revenue impact

What is the projected impact of TIF District No. 5-2 on ISD 881's annual school levy revenue, state equalization aid, and local taxpayer burden?

2. School-attributable increment

How was the $685,500 estimate calculated, and can the City provide an annual schedule showing the school district's share?

3. Student enrollment

How many school-age children are expected to live in the 58 apartments, and what percentage are projected to be new to ISD 881?

4. Development composition

What is the proposed breakdown of one-, two-, and three-bedroom apartments?

5. Educational service costs

Has the City evaluated potential school transportation, staffing, special education, or facility costs associated with the development?

6. Alternative financing

What other financing mechanisms were evaluated, and why was a housing TIF district determined to be the most appropriate option?

7. Documentation

Will the City provide corrected financial tables, a completed project map, the developer's financing-gap analysis, and a reconciled TIF schedule before the public hearing?

Next Step & Timeline

The plan identifies a **December 15, 2026** public hearing. The district should seek clarification before that hearing.