



**VIA EMAIL**

TO: **Steele County**  
Property Tax & Elections Division  
630 Florence Avenue  
PO Box 890  
Owatonna, MN 55060  
Attention: Jennifer Mueller, [jennifer.mueller@steelecountymn.gov](mailto:jennifer.mueller@steelecountymn.gov)

**Owatonna Public Schools, I.S.D. #761**  
Clerk of the School Board  
333 E. School Street  
Owatonna, MN 55060  
Attention: Tim Jensen, [tjensen2@isd761.org](mailto:tjensen2@isd761.org)

FROM: **City of Owatonna**  
540 West Hills Circle  
Owatonna, MN 55060  
Attention: Troy Klecker, [troy.klecker@ci.owatonna.mn.us](mailto:troy.klecker@ci.owatonna.mn.us) &  
Greg Kruschke, [greg.kruschke@ci.owatonna.mn.us](mailto:greg.kruschke@ci.owatonna.mn.us)

**Northland Public Finance**  
Northland Securities, Inc.  
150 South Fifth Street, Suite 3300  
Minneapolis, MN 55402  
Attention: Tammy Omdal, [tomdal@northlandsecurities.com](mailto:tomdal@northlandsecurities.com) &  
Jessica Green, [jgreen@northlandsecurities.com](mailto:jgreen@northlandsecurities.com)

DATE: December 5, 2025  
RE: City of Owatonna Proposed Tax Increment Financing (Redevelopment) District  
No. 22-1

The City Council (the "Council") of the City of Owatonna, Steele County, Minnesota, will hold a public hearing on January 6, 2026, at approximately 7:00 p.m., at City Hall, 540 West Hills Circle in the City of Owatonna, Minnesota (the "City"), relating to the proposed establishment of Tax Increment Financing (Redevelopment) District No. 22-1 within the proposed Development District No. 22, and the proposed adoption of a Tax Increment Financing Plan therefor, among other items, all pursuant to and in accordance with Minnesota Statutes, Sections 469.124 through 469.133 and Sections 469.174 through 469.1794, inclusive, as amended, for the proposed redevelopment of property and the construction by a private developer of a mixed-use

development consisting of approximately 57 rental housing units, 45 garage parking spaces, 3,234 square-feet of retail space, and 16,929 square-feet of office space (the "Project"). The Project will be located near the intersection of Oak Avenue North and Vine Street West in the City.

We are enclosing for your review a draft of the Tax Increment Financing Plan for the TIF District (the "TIF Plan") pursuant to Minnesota Statutes, Section 469.175, Subdivision 2. This Subdivision 2 requires that the County Auditor and the Clerk of the School Board be provided a 30-day period in which to review and comment on the fiscal and economic implications of a modified or proposed tax increment financing district. Exhibit III of the Plan illustrate the estimated fiscal and economic impacts on the affected local taxing jurisdictions from the TIF District. If you require further information, please let us know no later than 15 days after receipt of the TIF Plan.

Please note that the TIF Plan is a draft. The City may refine the TIF Plan prior to the public hearing. We will provide you with a revised TIF Plan if any substantial revisions to the draft are proposed.

This notice is also being sent in accordance with Minnesota Statutes, Section 469.175, Subd. 1a, which addresses an election by Steele County to use tax increments generated from the TIF District to finance county road improvements deemed necessary because of increased use due to the expansion. Upon receipt of this notice the County has a 45-day period in which to notify the City of its intent to utilize tax increments and to provide an estimate of the costs.

Please direct any comments or questions to Troy Klecker, Community Development Director of the City, at 507-774-7316 or to Tammy Omdal with Northland Securities, Inc., Financial Advisor to the City, at 612-851-4964.

Cc: Mary Ippel, Taft Law Firm, [mippel@taftlaw.com](mailto:mippel@taftlaw.com)  
Rhonda Skoby, Taft Law Firm, [rskoby@taftlaw.com](mailto:rskoby@taftlaw.com)