

Minutes of the Proceedings of the Economic Development Authority of the City of Champlin in the County of Hennepin and the State of Minnesota Pursuant to Due Call and Notice Thereof

Regular Meeting
August 22, 2016
Municipal Center

- Call to Order The Champlin Economic Development Authority met in Regular Session and was called to order by President ArMand Nelson at 8:11 p.m.
- Roll Call Present were President ArMand Nelson, and Commissioners Eric Johnson, Ryan Karasek, Bruce Miller and Kara Terry.
- Absent: none.
- Also present were Executive Director John Cox, Deputy Director Bret Heitkamp, City Attorney Scott Lepak, City Clerk/EDA Secretary Roberta Colotti, City Planner Scott Schulte, and Assistant City Engineer Todd Tuominen.
- Special Guests Attending: Planning Commission Representative David Bouchard, City Council Candidate (Ward 4) Ryan Sabas and City Council Candidate (Ward 4) Rebecca Halling.
- Approval of Agenda
(August 22, 2016)
Motion Motion by Commissioner Johnson and seconded by Commissioner Miller to approve the agenda for the August 22, 2016 Regular Meeting as presented. Voting in favor were President Nelson, Commissioners Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.
- Approval of Minutes Motion by Commissioner Johnson and seconded by Commissioner Miller to approve the minutes of the June 27, 2016 Regular Meeting, July 7, 2016 Work Session/Tour, and July 11, 2016 Work Session as presented. Voting in favor were President Nelson, Commissioners Johnson, Karasek, Miller, and Terry. Voting against: none. Motion carried.
- United Properties
Purchase Agreement The Executive Director presented a purchase agreement from United Properties to purchase a 5.7-acre site at Highway 169 and Miller Road. United Properties has offered to pay \$1,000,000 for the Crossings site to build a 4-story, 76-unit senior cooperative similar to their project at Cartway and Dayton Roads. The offer equates to \$13,157.89/unit. If the marketing campaign supports building a fifth floor, United Properties would pay an additional \$144,650 for 11 more units.
- The Executive Director stated that the agreement offers earnest money of \$20,000 and calls for two due diligence periods. The first 180-day period allows for the preparation of plans and marketing of the units. The second 90-day period allows United Properties additional marketing time. The clock on the diligence period starts with the approval of this agreement. Based on this agreement, and successful marketing campaign, the closing would occur no later than May 22, 2017. The Executive Director stated that the offer stipulates that the City is responsible for working with the City of Anoka to bury the overhead power lines and with Century Link on shifting a small 200-line conduit, if necessary.
- Motion Motion by Commissioner Karasek and seconded by Commissioner Miller to enter into a purchase agreement with United Properties Investment LLC for the 5.7-acre site at Highway 169 and Miller Road, amending the agreement to remove Item #13 "Confidentiality" given the public nature of the EDA Board actions. Voting in favor President Nelson, Commissioners Karasek, Miller, Johnson and Terry. Voting against: none. Whereupon said motion passed this 22nd day of August 2016.
- Adjournment The Champlin Economic Development Authority adjourned the Regular Meeting at 8:20 p.m.

ArMand Nelson, President

Attest:

Roberta Colotti, CMC, City Clerk
EDA Secretary