

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

Work Session  
December 12, 2016  
Municipal Center

- Call to Order                   The Champlin Economic Development Authority met in Work Session and was called to order by President ArMand Nelson at 8:03 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, EDA Secretary Roberta Colotti, City Attorney Scott Lepak and Councilmember-Elect Ryan Sabas.
- Approval of Agenda           Motion by Commissioner Johnson and seconded by Commissioner Miller to approve the agenda for (December 12, 2016) the December 12, 2016 Work Session as presented. Voting in favor were President Nelson, Motion Commissioners Johnson, Karasek, Miller and Terry. Voting against: none. Motion carried.
- Mann Theatres: Champlin     The Executive Director reported that Councilmember Karasek, the City Administrator and himself met Cinema 14 with the Mann's on December 9<sup>th</sup> regarding the proposed Letter of Intent for the EDA loan to fund the Mann Theatre renovation project. He stated that the Letter of Intent is non-binding.
- The Executive Director reported that during their meeting the Mann's expressed interest in a reseating project but did not commit to moving forward. He stated that they have concerns with rising construction costs and regional competition, specifically the AMC Theater in Maple Grove. The Champlin Theatre's historic performance is also a concern; however, a reseated theatre has yet to fail in this market.
- The Executive Director highlighted the addition of a \$5,000 annual advertising commitment from the Mann's to the City that was added to the terms of the agreement. Along with a job & wage requirement over 10 years, specifically that they retain the current number of jobs. The Mann's are requesting that the ownership requirement be modified to accommodate their possible addition of a business partner.
- The Community Development Director asked the EDA Board to provide direction regarding the continued negotiation of a Letter of Intent in consideration of the conditions presented.
- Councilmember Miller reiterated his opposition to funding the expansion project and noted that the added requirement for advertising appeared to cross a line in directing the management of a business.
- Council Consensus**  
It was the consensus of the City Council to authorize the Community Development Director to continue to negotiate a Letter of Intent with Mann Theatre for the proposed renovation per the discussion this evening. (Dissenting vote: Councilmember Miller.)
- Adjournment                   The Champlin Economic Development Authority adjourned the Work Session at 8:16 p.m.

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Ryan Karasek, President

Attest:

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Roberta Colotti, CMC, City Clerk/EDA Secretary