

Worksession  
April 27, 2015  
Municipal Center

Call to Order                   The Champlin City Council met in Worksession and was called to order by Mayor Nelson at 5:45 p.m.

Roll Call                       Present were Mayor ArMand Nelson, Councilmembers Ryan Karasek, Kara Terry, and Bruce Miller.

Excused Absent: Eric Johnson.

Staff Present: City Administrator Bret Heitkamp, Community Development Director John Cox, City Planner Scott Schulte, City Clerk Roberta Colotti and City Attorney Scott Lepak.

Approval of Agenda           Motion by Councilmember Miller and seconded by Councilmember Karasek to approve the agenda for  
(April 27, 2015)               the April 27, 2015 Worksession as presented. Voting in favor were Mayor Nelson, Councilmembers  
Motion                       Karasek, Terry and Miller. Voting against: none. Motion carried.

Alternative Land Uses:       The Community Development Director stated that previously, the City Council directed staff to  
Hwy. 169 Corridor           consider and recommend potential alternative land uses for eleven undeveloped properties along the  
  highway corridor. In January the Council reviewed six of the 11 properties and this evening the balance  
  are being presented for the Council's consideration. He noted that the report also contained an update  
  on the status of the six properties that had been reviewed in January.

The Community Development Director stated that the six undeveloped highway properties were platted between 1997 and 2005 and are shovel ready. The staff review considered land uses other than their current commercial zoning including office warehouse, townhomes, apartments and auto related businesses.

**Parcel No. 7**

6.8-Acre Parcel  
Emery Village  
State of Minnesota  
#30.120.21.30.0031

\*This property has been forfeited to the State of Minnesota for back taxes. Hennepin County is managing the property and is auctioning the property on May 1<sup>st</sup>. The minimum bid is \$502,00. The forfeiture canceled the City's special assessments which were \$428,278. The City has begun the process of reassessing the property in anticipation of a sale.

**Council Consensus**

It was the consensus of the Council to take no action on the land use designation of this property and to monitor outcome of the auction.

**Parcel No. 8**

7.5-Acre Parcel  
Faye Construction  
#30.120.21.30.0006

**Council Consensus**

It was the consensus of the Council to not amend the land use designation in order accommodate the Java Properties proposal to construct a senior housing, fast food, gas station and retail complex.

**Parcel No. 9**

4.99-Acre Parcel  
Elm Creek Business Park  
MBY Companies  
#30.120.21.21.0101  
#31.120.21.21.0111

**Council Consensus**

It was the consensus of the Council not to amend the land use designation.

**Parcel No. 10**

1.3 -Acre Parcel  
Elm Creek Business Park  
MBY Properties  
#30.120.21.21.0107

**Council Consensus**

It was the consensus of the Council not to amend the land use designation.

**Parcel No. 11**

.7-Acre Parcel  
Champlin Marketplace  
International Bank & Trust  
#30-120.21.31.0103

**Council Consensus**

It was the consensus of the Council to direct staff to further evaluate auto uses as an alternative land use for this site.

Business Development

The City Council asked the Community Development Director to provide an overview of the City’s marketing and business recruitment strategy.

The Community Development Director recommended that a future Work Session date be identified to review this topic in-depth.

Business Networking Options

The Community Development Director reported that the current Champlin business directory contains 215 businesses and there are additional home based businesses in the community that are not included on this list. He stated that the City has used a number of programs to build a relationship with Champlin businesses.

The Community Development Director reviewed the business networking programs used in the past and made a recommendation to adopt the following list of programs for the 2015/2016 business networking program:

- Anoka Area Chamber of Commerce Partnership
- New Business Acknowledgements (Welcome Visit)
- Seasonal Greeting Cards
- Executive Call Program (Meet with two business per month)
- Roundtable Discussions (Host 1-2 Events per year. Need to determine 2015 topics)
- Coordinate QCTV Business Spotlights
- Business Research

The Community Development Director noted that the Business Appreciation Day is not recommended to be part of the 2015/2016 plan.

Councilmember Karasek stated that he is in agreement with the proposed business networking plan. He noted that at the Business Appreciation Day that was held in the past it was difficult to meet with more than a couple of business during the course of the event, and he could see a future event of this nature being developed using a different format.

Councilmember Terry stated that possible topics for the Roundtable Discussion could focus on what brought the business owners to Champlin and could also feature smaller Champlin businesses.

Councilmember Miller noted that the QCTV Business Spotlight fits within the existing programming

offering by QCTV and would therefore not be a cost to the City.

Councilmember Miller suggested that the City investigate joining the North Hennepin and/or Twin West Chamber of Commerce in addition to the Anoka Area Chamber of Commerce. This would increase our networking opportunities.

Mayor Nelson concurred with Councilmember Miller that joining these Chambers would provide an opportunity to attract growing companies to Champlin.

Mayor Nelson stated that overall he is in favor of the 2015/2016 business networking program.

Mayor Nelson stated that regarding the roundtable discussion if the anticipated additional jobs are added to Champlin, a meeting with local restaurants about lunch opportunities would be appropriate.

The Community Development Director suggested that the Council discuss the roundtable topics further at the May 27<sup>th</sup> meeting.

Mayor Nelson stated that in regard to the proposed Executive Call Program, he would be available to participate this summer.

The Community Development Director stated that staff can develop a protocol for calling on the business to be used by those making the Executive Calls.

Councilmember Karasek stated that he is in favor of the QCTV Business Spotlights as presented.

The Community Development Director stated that QCTV staff is working on the program plan at this time.

Egan Companies Site Plan

The Community Development Director stated that Egan Companies is planning to acquire and renovate the former Pentair building at 11611 Business Park Boulevard. Egan officials have requested assistance with screening costs for their outside storage yard. Egan has 900+ employees and will be consolidating their four operations into two facilities with this building purchase.

The Community Development Director introduced the Egan Companies representatives in attendance this evening. He stated that their request will be formalized in the form of a resolution and brought back to the EDA Board for approval at a future meeting.

**Council Consensus**

It was the consensus of the Council to support Egan Companies purchase of the site at 11611 Business Park Boulevard, bringing 200 employees to Champlin, through \$73,000 in funding for the 10' high screening fence. The financial support shall be provided through the Growth Funds, an EDA account capitalized with land sale proceeds.

Adjournment

The Champlin City Council adjourned the Worksession at 6:55 p.m.

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ArMand Nelson, Mayor

Attest:

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Roberta Colotti, CMC, City Clerk