

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
January 11, 2016
Municipal Center

- Call to Order The Champlin Economic Development Authority met in a Work Session and was called to order by President ArMand Nelson at 6:25 p.m.
- Roll Call Present were President ArMand Nelson and Commissioners Ryan Karasek, Bruce Miller and Kara Terry.
- Excused Absent: Commissioner Eric Johnson.
- Also present were Executive Director John Cox, Deputy Director Bret Heitkamp, City Engineer Tim Hanson, Assistant City Engineer Todd Tuominen, Parks and Facilities Manager Charlie Lehn, City Clerk/EDA Secretary Roberta Colotti and City Attorney Scott Lepak.
- Approval of Agenda Motion by Commissioner Karasek and seconded by Commissioner Miller to approve the agenda for the (January 11, 2016) January 11, 2016 Work Session as presented. Voting in favor were President Nelson, Commissioners Karasek, Terry and Miller. Voting against: none. Motion carried.
- Motion
- Mississippi Commons The Executive Director presented a report including background information and recommended steps for the Mississippi Commons development of a restaurant, docks and community open space area in Mississippi Point Park.
- The Executive Director reviewed the plans for the restaurant and park area which include a 7,500 square foot restaurant with an outdoor deck and 165-stall parking lot. The restaurant overlooks river docks and offers sweeping views of the river.
- The Executive Director reported that with the recent acquisition of 320 East River Parkway, the City now owns the site identified for the restaurant adjacent to Mississippi Point Park.
- The Executive Director stated that in 2005 the City adopted a Master Plan for the Mississippi Commons area. This plan has undergone incremental change since that time.
- The Executive Director requested that to begin the 2016 Master Plan review the EDA Board endorse the concept plan for the restaurant, docks and park area; and direct staff to prepare a financial plan that supports the development.
- The Executive Director stated that the EDA Board is also requested to charge the Park and Recreation Commission with studying the Mississippi Commons Master Plan and provide input on plan refinements. Furthermore it is requested that in the future the EDA Board establish an Open House date to introduce both the restaurant concept plan and the Commons recommendations to the neighbors and community.
- Commissioner Karasek questioned if the EDA Board endorses the concept plan for the restaurant, dock and park area presented this evening if it can be amended in the future.
- The Executive Director confirmed that their endorsement is of the concept plan and that the locations of specific elements can be moved in the future.
- The Deputy Director stated that the Park and Recreation Commission next meets on February 2nd at which time the Mississippi Commons Master Plan review process and their role can be outlined. It will be requested that the Commission review the specifics of the plan. They will not be asked to go back and review the 80-acre Mississippi Crossings area because that work is currently being done by the EDA Board. The intent is to bring back the Park and Recreation Commission comments to the EDA Board after each meeting.

The Deputy Director stated that April 19th is a proposed date for the community Open House and that staff would work back from that date in working through the review process with the Park and Recreation Commission.

Commissioner Karasek questioned if the EDA Board members should attend the Park and Recreation Commission meetings.

It was the general consensus of the Board that a Joint Meeting between the EDA Board and Park and Recreation Commission would be the best way to communicate vs. individual EDA Board member participation in Park and Recreation Commission meetings. If determined that a Joint Meeting is to be held it is suggested to be scheduled prior to the Open House.

The Executive Director stated that at the January 25th EDA Board meeting the Board will be asked to set the work parameters for the Park and Recreation Commission.

Commissioner Karasek questioned if the property at 701 East Hayden Lake Road, would be included in the review process.

The Executive Director confirmed that it would be included in the discussions.

EDA Board Consensus

It was the consensus of the EDA Board to endorse the concept plan for the restaurant, docks and park area, and to direct staff to prepare a financial plan that supports the development.

EDA Board Consensus

It was the consensus of the EDA Board to authorize and charge the Park and Recreation Commission with studying the Mississippi Commons Master Plan and provide their input on plan refinements. It was further directed that a Joint Meeting between the EDA Board and Park and Recreation Commission be established in the future.

The Deputy Director reported that the City will be opening the Shoreline Stabilization bids on January 19th. He stated that this project includes a fairly significant amount of clearing and grubbing work in the Mississippi Commons project area.

The City Engineer reviewed the tree marking colors for removing and keeping trees within the project.

The Park and Facilities Manager clarified that they will not be removing many trees on the steep banks and that a number of the large trees that will be marked are actually marked for branch removal not tree removal.

Commissioner Miller asked if the work would be done in the winter.

The City Engineer stated that the shoreline stabilization project is scheduled for completion by the middle of March.

The Deputy Director pointed out that the boardwalk trail was needed for slope preservation.

President Nelson stated that as the project moves forward the EDA Board needs to consider a noise buffer between the restaurant and existing residential area.

The City Engineer noted for future information that the Metropolitan Council sanitary sewer force main and a deep storm sewer run through the area being considered for development.

Mississippi Crossings

The Executive Director stated that since the last Work Session, staff has been researching the logistics, process, and cost of relocating the Century Link and Metropolitan Council utilities, negotiating a term sheet with Doran Companies and broadening our discussions to include SilverCrest and United Properties.

The Executive Director stated that staff has reached an agreement in principle with Century Link and

the Metropolitan Council on new utility alignments. Both utilities would be moved out of the existing right of way and closer to the river but out of the floodplain. Preliminary costs for each are estimated at \$900,000 based on the new alignment. Relocating the Century Link utilities would be performed by them and paid for by the City. The Metropolitan Council force main work would be coordinated and paid for by us, with oversight by them. Both projects could be completed this year, but plans would need to be ordered soon.

The Executive Director stated that since April 2015 staff has been working with Doran Companies on plans for a mid-rise, market rate apartment community. Their proposal calls for 215 market rate apartments on four levels of living, over 2-levels of parking. The net revenue for the City with this project is \$483,790, excluding land acquisition costs.

The Executive Director stated that SilverCrest is interested in being the lead developer in the Crossings. They build, own and manage upscale senior housing communities supporting independent, assisted living and memory care apartments. Their proposal is for a 150 apartments, including 100 independent, 26 assisted living and 24 memory care apartments in a first phase, four-story building. Their plan shows a second phase with 50 units. Similar to the Doran proposal, their proposal requires the relocation of Century Link and Metropolitan County utilities. The net revenue to the City with this project is \$1,066,220, excluding land acquisition costs.

The Executive Director stated that United Properties is currently constructing a senior cooperative, Applewood Point, in Champlin on Cartway Road. They submitted two proposals for the Mississippi Crossings site. The first (Concept A) calls for 76 for sale senior cooperative units and 91 senior rental apartments on the 8-acre lead project site. The second (Concept B) consists of 76 for sale cooperative units and 100 senior rentals. Staff prefers Concept B as it does not require utility relocation and preserves river frontage for another use. Their financials are strengthened by the fact that their Concept B proposal does not require the movement of utilities or financial assistance. It was noted that they have not presented a purchase offer for the property and therefore the purchase price in the pro forma is based on their Cartway purchase. The net revenue to the City with this project is \$5,461,466, excluding land acquisition costs.

The Executive Director asked the EDA Board to prioritize one or two of the development options for advanced negotiations.

EDA Board Consensus

It was the consensus of the EDA Board to direct staff to advance discussions with United Properties, to suspend discussions with Doran, and place discussions with SilverCrest on the back burner.

The Board discussed alternative locations for the Cherrywood Point building and the pros and cons of the current proposed location. Staff was directed to review options with the developer.

Recess/Reconvene
Adjournment

President Nelson recessed the meeting at 6:56 p.m. and reconvened it at 7:21 p.m.
President Nelson adjourned the Work Session at 7:53 p.m.

ArMand Nelson, President

Attest:

Roberta Colotti, CMC, City Clerk/EDA Secretary