

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
October 26, 2015
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 8:05 p.m.
- Roll Call Present were President ArMand Nelson and Commissioners Ryan Karasek, Bruce Miller Kara Terry and Eric Johnson.
- Absent: None.
- Also present were Executive Director John Cox, Deputy Director Bret Heitkamp, City Planner Scott Schulte, Assistant City Engineer Todd Tuominen, City Clerk/EDA Secretary Roberta Colotti and City Attorney Scott Lepak.
- Approval of Agenda Motion by Commissioner Johnson and seconded by Commissioner Karasek to approve the agenda for (October 26, 2015) the October 26, 2015 Work Session as presented. Voting in favor were President Nelson, Motion Commissioners Karasek, Terry, Johnson and Miller. Voting against: none. Motion carried.
- Mississippi Crossings: The Executive Director stated that on October 13th, the EDA Board reviewed and countered Doran Doran Companies Companies' proposal to acquire an 8-acre parcel in the Crossings and build a 5-story, 215 unit market rate apartment communities. He further reported that Doran has accepted the Board's proposal. There are two contingencies that need to be cleared prior to finalizing the agreement including:
- Century Link lines be moved at no cost to the City.
 - Developer requires a market rate study (at their cost) that supports the proposed rents.
- The Executive Director stated that because of these conditions it is not recommended that we enter into any development agreement at this time. To facilitate the development, the City will need to seek the relocation of the Metropolitan Council sanitary sewer force main and Century Link telephone lines. It is anticipated that this process and work will take all of next year. Concurrently, the HUD financing process is expected to take up to 12-months. So, if approved the development is likely to beginning in 2017.
- EDA Board Consensus**
It was the consensus of the EDA Board to direct staff to continue moving forward with the process including determining costs for moving the Century Link lines and Metropolitan Council sanitary sewer force main.
- Elm Creek Commons The Executive Director reported that Dominion is moving forward with plans to develop and affordable Dominion: Senior senior housing community in Elm Creek Commons. He stated that in September the Board discussed Development Dominium's interest in developing an affordable, 180-unit senior housing community in Elm Creek Commons and their request for tax increment assistance. The Board expressed a willingness to consider a vetted project and up to 90% of the tax increment for 15 years. The Board interest was contingent upon a market study showing the project would have no adverse impact on the Gables and its expansion. Dominion has commissioned a market report and it came back showing that there would be no negative impact on the Gables or its expansion.
- If approved, construction is anticipated to beginning February 2016 and be completed by the end of April 2017.
- The EDA Board discussed the need to possibly expand our senior programing and event transportation options in the future with Mill Pond Gables, the addition of Applewood Pointe, and now the possibility of this addition 180-unit senior building.

EDA Board Consensus

It was the consensus of the EDA Board to reaffirm the City's interest in the affordable senior housing project proposed by Dominion and a willingness to consider up to 90% of the tax increment for 15 years.

The Executive Director stated that this project will require a re-zoning and land-use amendment to move forward.

Adjournment

The Champlin Economic Development Authority adjourned the Work Session at 8:50 p.m.

ArMand Nelson, President

Attest:

Roberta Colotti, CMC, City Clerk/
EDA Secretary