

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
November 9, 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 6:45 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 Clerk/EDA Secretary Roberta Colotti and City Attorney Scott Lepak.
- Approval of Agenda
(November 9, 2015)
Motion Motion by Commissioner Johnson and seconded by Commissioner Karasek to approve the agenda for the November 9, 2015 Regular Meeting as presented. Voting in favor were President Nelson, Commissioners Johnson, Karasek, Terry and Miller. Voting against: none. Motion carried.
- Approval of Minutes Motion by Commissioner Miller and seconded by Commissioner Karasek to approve the September 2nd Work Session, September 14th Regular Meeting, October 13th Work Session and October 26th Work Session minutes as presented. Voting in favor were President Nelson, Commissioners Johnson, Karasek, Terry and Miller. Voting against: none. Motion carried.
- Acquisition of Real
Property: 320 East River
Parkway The Executive Director stated that staff has negotiated a tentative purchase agreement with David and Susan Mertes, owners of 320 East River Parkway. Their property is located adjacent to Mississippi Pointe Park. Acquiring the property would allow the EDA to move forward with plans to redevelop the south end of the Crossings. The purchase price is \$240,00. Besides price, the agreement includes a lease back provision allowing the Mertes to occupy the property through April 30, 2016 for \$1 and to harvest any furnishings and fixtures. If approved by the EDA Board the closing is expected to occur by year end.
- Commissioner Miller questioned the value in paying over the appraised price for this property.
- The Executive Director stated that this property is located next to a park with views of the Mississippi River and that the appraised value is likely lower than the actual value, in addition the City will benefit from the acquisition of this property as part of its re-development project. He noted that our consultants SRF recommended approval of the purchase price, in consideration of the City not having to use eminent domain to obtain this property.
- Motion by Commissioner Johnson and seconded by Commissioner Terry to approve the purchase agreement as presented for the property located at 320 East River Parkway. Voting in favor were President Nelson, Commissioners Johnson, Karasek, Terry and Miller. Voting against: none. Motion carried.
- Decision Not to Waive
Statutory Tort Limits The Executive Director reported that the EDA must annually determine if it is going to waive the statutory tort limits established by Minnesota Statutes 466.04. Historically the City has not waived said limits. He reviewed the impact of waiving or not waiving the tort limits.
- Motion by Commissioner Johnson and seconded by Commissioner Karasek not to waive the statutory tort limits established by Minnesota Statutes 466.04 in 2016. Voting in favor were President Nelson, Commissioners Johnson, Karasek, Terry and Miller. Voting against: none. Motion carried.
- Adjournment The Champlin Economic Development Authority adjourned the Regular Meeting at 6:55 p.m.

ArMand Nelson, President

Attest:

Roberta Colotti, CMC, City Clerk/
EDA Secretary