

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 14, 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 6:00 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 Engineer Tim Hanson, Assistant City Engineer Todd Tuominen, City Clerk/EDA Secretary Roberta Colotti and City Attorney Scott Lepak.
- Approval of Agenda
(December 14, 2015)
Motion Motion by Commissioner Johnson and seconded by Commissioner Miller to approve the agenda for the December 14, 2015 Work Session as presented. Voting in favor were President Nelson, Commissioners Karasek, Terry, Johnson and Miller. Voting against: none. Motion carried.
- Mississippi Crossings
Update The Executive Director reported that staff is negotiating a term sheet with Doran Company officials which outlines the material terms and conditions of an agreement for the development of a 215-unit market rate apartment building in the Crossings. The non-binding term sheet is a precursor to a purchase/development agreement.
- President Nelson asked if Doran Company is planning to pay for the Century Link lines to be moved, now that it has been established that will be a requestors cost not a Century Link cost?
- The Executive Director stated that Doran Company is not willing to pay for this cost and as such it would be the City's expense.
- The Executive Director stated that staff has also had discussions with representatives of United Properties and SilverCrest Properties, LLC., who have expressed general interest in developing a senior apartment building in the Mississippi Crossings. The Executive Director stated that both developers were interested in continuing discussions about this site. As proposed, a senior apartment or senior co-op would not require the same level of subsidy as a market rate apartment building. The existing Metropolitan Council and Century Link utilities would need to be moved for a project by SilverCrest but most likely would not need to be moved for a project by United Properties.
- The Executive Director stated that he would have more information on all three development options after the first of the year and would report back to the EDA Board at that time.
- Mississippi Commons
Master Planning Process The Deputy Director stated that staff is in the process of coordinating the master planning for the Mississippi Commons/Mississippi Point Park area. While the master planning is still in the internal and very preliminary stages of the process, staff has been working with the DNR and Hennepin County to secure necessary permitting and boundary guidelines required for the project.
- The Deputy Director stated that the DNR has met with staff on-site and provided the general parameters associated with the tree removal and shore stabilization guidelines for the proposed park improvements. Hennepin County Sentencing to Service (STS) program approached the City requesting potential projects for their crews beginning as early as the week of December 14th. Administration has authorized STS to begin the initial stages of the buckthorn and deadfall removal from the shoreline at Mississippi Point Park as a cost cutting measure. STS is a free service the City has utilized on many occasions in the past.
- The Deputy Director stated that staff is also in the process of securing quotes from tree

trimming/removal contractors to perform the services associated with the ultimate park master plan design. Prior to any of the formal tree trimming and/or removal work beginning, staff proposes to notify the residents to make sure they are fully aware of what work will and will not be proposed on the shoreline at Mississippi Point Park.

The Deputy Director emphasized that the tree work to be performed is in conformance with discussions with the DNR whereby a specified level of tree trimming/removal and tree canopy preservation can be accomplished and be designed to meet the general grading plan of the park. The identified work should not affect any of the specifics associated with the facility and/or programming details that will be solidified through the Park Master Plan process.

The Deputy Director stated that the next step is for the Park and Recreation Commission to begin the park planning process. It is anticipated that this process will take several months as it passes through the different City Advisory Committees and the City Council review and approval process.

Commissioner Miller asked if the Park and Recreation Commission will look at the option of a performance area within the park.

The Deputy Director stated that is an option for their consideration, however, parking would be the biggest obstacle.

Commissioner Miller questioned if the identified footprint for the future restaurant was movable.

The Deputy Director stated that the restaurant footprint is flexible at this time.

The Deputy Director stated that the option of taking traffic from the park directly onto West River Road would keep it from passing through the adjacent residential neighborhood.

Commissioner Miller questioned the need to move or work around any utilities in the project area.

The Deputy Director stated that the same Metropolitan Council force main would be running through this area, in addition to overhead electric lines from Anoka Electric.

Commissioner Miller stated that this phase of the project is exciting and he is looking forward to the development of the Final Master Plan.

Commissioner Karasek questioned if the area next to the restaurant could be used as a parking area, given that this park is to become a significant community park.

The Deputy Director confirmed that may be an option and added that the City has also been in discussions with the Three Rivers Park District and Hennepin County regarding constructing an underpass to connect users to the Elm Creek Park Reserve and the Elm Creek Greenway Corridor.

Commissioner Karasek stated that when he spoke with area neighbors they were in favor of diverting park user traffic from their neighborhood.

The City Engineer stated that as part of this evenings City Council agenda, they will be asked to authorize going out for bid for a shoreline stabilization project which will follow along the Mississippi Point Park shore.

The Executive Director highlighted the key projects identified within his written report including:

- Applewood Point construction is at a high point and the construction company has leased parking spaces from the Ice Forum and is currently shuttling workers to the site to avoid congestion.
- November was a very busy month for the Building Division with nearly \$90,000 in permit revenues. Through November, the City had issued 33 single, and multi-family home, and 28 commercial building permits for revenues of \$369,672; double the year end budget.
- Dominion Development is preparing plans for a 180-unit affordable 55+ housing development on a five-acre parcel in the Elm Creek Commons. The Executive Director share the developers

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concern with orientating the building to Theatre Drive and stated that he is awaiting the submittal of their site design plans.

Adjournment

The Champlin Economic Development Authority adjourned the Work Session at 6:55 p.m.

ArMand Nelson, President

Attest:

Roberta Colotti, CMC, City Clerk/EDA Secretary