

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
April 16, 2015
Municipal Center

- Call to Order The Champlin Economic Development Authority met in a Regular Session and was called to order by President ArMand Nelson at 6:27 p.m.
- Roll Call Present were President ArMand Nelson and Commissioners Ryan Karasek, Eric Johnson, Bruce Miller and Kara Terry (attended remotely).
- Absent: none.
- Also present were Executive Director John Cox, Deputy Director Bret Heitkamp, City Clerk/EDA Secretary Roberta Colotti, City Attorney Scott Lepak, Finance Director June Johnston and Assistant Finance Director Reidun Zollicoffer.
- Approval of Agenda The Executive Director requested that the order of business be amended.
(April 16, 2015)
- Motion Motion by Commissioner Johnson and seconded by Commissioner Miller to approve the agenda for the April 16, 2015 Regular Meeting as amended. Voting in favor were President Nelson, Commissioners Karasek, Johnson, Miller and Terry. Voting against: none. Motion carried.
- Real Estate Broker Motion by Commissioner Miller and seconded by Commissioner Karasek to extend the listing
Extension agreement for the Mississippi Crossings property with Mr. Jim McCaffrey, DTZ through April 10, 2016. Voting in favor were President Nelson, Commissioners Karasek, Johnson, Miller and Terry. Voting against: none. Motion carried.
- Mississippi Crossings – Mr. Jim McCaffrey, DTZ, presented a request from Doran Companies to enter into an exclusive 90-
Site Control Agreement day review period to investigate the feasibility of developing a market rate apartment community on an
Doran Companies 8-acre Crossings site adjacent to the bridge. The 90-day clock starts with the delivery of the site
 survey, title commitment and other site information in the City’s possession.
- Mr. McCaffrey stated that at the end of the review prior, it is anticipated that Doran will present a
 concept plan with a site plan, elevations, product type along with a purchase offer and financial
 request.
- The EDA Board considered Doran Companies existing apartment development plans in Brooklyn Park
 and Maple Grove.
- The EDA Board reviewed the request for financial assistance and directed staff to develop a report
 defining the City’s financial capacity for providing assistance.
- The EDA Board reviewed the proposed change in location from the south to the north end of the
 development for the proposed apartment and the related shift in the future restaurant, park and other
 uses. It was identified that the existing Mississippi Point and Chandler parks will make a corridor of
 park space at the south end that would tie in nicely with the park space for the development. The traffic
 flow for the restaurant site may be improved by moving it to the south end of the project.
- The EDA Board discussed the overall project in relation to the current apartment project proposal and
 identified the need to ensure that the overall project includes elements that are of benefit to all
 residents and visitors to Champlin.
- The Executive Director recommended that the Board schedule a Work Session to review the
 alternative concept plans that have been developed to date for the project area. He stated that he would
 provide the Board with a financial pro forma that can be used to determine the City’s financial
 contribution to any future projects, and report on what other cities have provided in financial assistance

to similar projects.

Motion by Commission Johnson and seconded by Commissioner Miller to enter into an exclusive 90-day review period with Doran Companies to investigate the feasibility of developing a market rate apartment community on an 8-acre Crossings site adjacent to the bridge. Voting in favor were President Nelson, Commissioners Karasek, Johnson, Miller and Terry. Voting against: none. Motion carried.

Adjournment

The Champlin Economic Development Authority adjourned the Regular Meeting at 7:24 p.m.

ArMand Nelson, President

Attest:

Roberta Colotti, CMC, City Clerk/
EDA Secretary