

- Call to Order The Champlin Economic Development Authority met in a Work Session and was called to order by President ArMand Nelson at 5:30 p.m.
- Roll Call Present were President ArMand Nelson and Commissioners Ryan Karasek, Eric Johnson and Bruce Miller.
- Excused Absent: Commissioner Kara Terry.
- Also present were Executive Director John Cox, Deputy Director Bret Heitkamp, City Engineer Tim Hanson and Park Facilities Manager Charlie Lehn.
- Approval of Agenda Motion by Commissioner Johnson and seconded by Commissioner Karasek to approve the agenda for the (July 29, 2015) Motion July 29, 2015 Work Session as presented. Voting in favor were President Nelson, Commissioners Karasek, Johnson, and Miller. Voting against: none. Motion carried.
- Mississippi Crossings: Executive Director John Cox and Deputy Director Bret Heitkamp presented background information on the Doran Proposal Doran proposal. They reviewed the written report submitted in response to the questioned raised at the July 13th Work Session.
- The Deputy Director reviewed the Mississippi Commons plan including the restaurant and plaza elements of the plan.
- The Deputy Director presented sample images for the Doran project.
- The Deputy Director reviewed financials for a Doran-built market rate apartment community with a public plaza and a restaurant pad at the Mississippi Commons. For comparison, staff also presented financials for the hypothetical lead project envisioned by the Stantec plan. The Stantec financials use the units proposed in Dominion's last site layout.
- The Board reviewed other suburban apartment project subsidies.
- President Nelson requested that the Board form a consensus position on several key factors related to the project.
- EDA Board Consensus**
It was the consensus of the Board to support the layout for the Doran proposal and the Mississippi Commons with a restaurant pad, docks and a public plaza. Commissioner Karasek expressed a dissenting opinion stating that he was not in favor of the Doran proposal of 213 market rate apartment units at the Mississippi Crossings site, but may be open to a smaller project with open space for the public similar to the Stantec plan; however he was in favor of the Mississippi Commons project located to the south near the Mill Pond Dam with a restaurant pad, docks and public plaza.
- EDA Board Consensus**
It was the consensus of the Board to continue to move forward with the Doran proposal assuming a contribution of 10-15 years of Tax Increment Financing (TIF) and \$2.4 million investment at the Commons for a restaurant and public plaza. Commissioner Karasek expressed a dissenting opinion stating that he was not in favor of the Doran proposal assuming a subsidy from the City in the amount of \$3.8 million over 10-15 years of TIF; however he was supportive of the \$2.4 million investment at the Mississippi Commons for a restaurant and public plaza.
- EDA Board Consensus**
It was the consensus of the Board to schedule action on the extension of the exclusive agreement with Doran for August 10, 2015. Commissioner Karasek expressed a dissenting opinion stating that he was not in favor of ratifying an exclusive agreement with Doran in an effort to allow opportunity for competition

and allow the City to explore and negotiate other potential proposals.

Adjournment

The Champlin Economic Development Authority adjourned the Work Session at 8:15 p.m.

ArMand Nelson, President

Attest:

Roberta Colotti, CMC, City Clerk/EDA Secretary