

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  
August 24, 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 7:40 p.m.
- Roll Call                        Present were President ArMand Nelson and Commissioners Ryan Karasek, Eric Johnson, 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           Motion by Commissioner Karasek and seconded by Commissioner Miller to approve the agenda for the (August 24, 2015) Motion                           August 24, 2015 Work Session as presented. Voting in favor were President Nelson, Commissioners Karasek, Johnson, Terry and Miller. Voting against: none. Motion carried.
- Hotel Opportunities           The Executive Director reported that he and Commissioner Karasek had been in communication with two different hotel companies, Red Lion brand based in Wabasha and Zenith Management out of Duluth. The discussions had centered on the Mississippi Crossings area including the site currently under agreement with Doran. The opportunity to locate a hotel in another location within Champlin was also discussed. A destination oriented hotel offering amenities such as a water park was identified as most likely to be successful in Champlin.
- The Executive Director requested that the full EDA Board consider the option of a hotel either within the Mississippi Crossings or elsewhere in the City.
- The Community Development Director stated that a subsidy would likely be requested by a hotel developer. He stated that he could prepare a Pro Forma on TIF for an apartment vs. hotel. He added that preparing an impact study would require consultation with a development finance firm.
- EDA Board Consensus**  
It was the consensus of the EDA Board not to actively pursue a hotel development for the Mississippi Crossings at this time.
- Commissioner Karasek stated that his interest in a hotel was based on his interest in seeking alternatives in general for the Mississippi Crossings and that he would like to see public access to the site as a priority for the City.
- Community                    The Executive Director reviewed the August 24, 2015 status report on development activities as Development Update           submitted.
- Adjournment                   The Champlin Economic Development Authority adjourned the Work Session at 8:27 p.m.

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ArMand Nelson, President

Attest:

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Roberta Colotti, CMC, City Clerk/  
EDA Secretary