

Worksession  
October 14, 2014  
Municipal Center

- Call to Order                    The Champlin City Council met in Worksession and was called to order by Mayor ArMand Nelson at 6:30 p.m.
- Roll Call                        Present were Mayor ArMand Nelson and Councilmembers Kara Terry, Ryan Karasek and Bruce Miller.
- Excused Absent: Councilmember Eric Johnson.
- Staff Present: City Administrator Bret Heitkamp, Community Development Director John Cox, City Clerk Roberta Colotti, and City Attorney Scott Lepak.
- Approval of Agenda            Motion by Councilmember Karasek and seconded by Councilmember Terry to approve the agenda for  
(October 14, 2014)            the October 14, 2014 Worksession as presented. Voting in favor were Mayor Nelson, Councilmembers  
Motion                        Terry, Karasek, and Miller. Voting against: none. Motion carried.
- Vacant Commercial            The Community Development Director presented a report showing 11 commercial sites along the  
Highway Parcels &            Highway 169 corridor that are vacant. The parcels range in size from 0.7 acres to 7.5 acres. The Market  
Development Options           Value of the properties ranges from \$60,000 to \$1,289,000. The annual taxes range from \$1,911 to  
                                      \$120,177 per year. The Community Development Director stated that on September 22<sup>nd</sup> the City  
                                      Council reviewed the status of the vacant commercial parcels and established the need to explore other  
                                      land use options. Tonight he is requesting that the City Council establish a process to study alternative  
                                      land use options.
- Councilmember Miller questioned why property #7 Schutz/Banks site with a value of \$1,254,000  
                                      annual tax amount was \$120,177 when property #8 Faye Construction valued at \$1,024,000 annual tax  
                                      was significantly lower at \$41,313.
- The Community Development Director stated that the report includes any assessment amount as well as  
                                      the annual tax. He stated that a revised report showing the two numbers separately would be presented  
                                      at a future meeting.
- Councilmember Miller asked what precipitated staff's interest in exploring alternative land uses.
- The Community Development Director stated the land owners have been talking about options for  
                                      alternative land uses. Secondly the recent market study shows there is a lot of commercial property in  
                                      Champlin which may be impacting the interest in the Mississippi Crossings project. According to the  
                                      market study it would take a long time to absorb all of the commercial property in Champlin.
- Councilmember Miller asked if there was something the City could do with the commercial properties  
                                      to make the Mississippi Crossings project more desirable.
- The Community Development Director stated that additional rooftops would make the Mississippi  
                                      Crossing commercial piece more desirable. However, there is a need for only so much market rate  
                                      apartments, there is limited Council interest in workforce apartment housing, the townhome market is  
                                      slow and the commercial sites under review are not suitable for single family home development.
- Councilmember Karasek asked the Community Development Director what he thought the impact of  
                                      development along Highway 169 in Brooklyn Park would be on the City of Champlin.
- The Community Development Director stated that in addition to any new development that may occur  
                                      in Brooklyn Park the existing commercial/retail developments in Maple Grove and Coon Rapids have a  
                                      significant impact on the City's ability to attract new commercial/retail development.

Councilmember Karasek stated that he would like to try and think of alternatives for the commercial sites besides workforce housing.

The Community Development Director stated that through this exercise of looking at alternative land uses the Council can identify several options and if its ultimately determined that the current land use is the best and no change is recommended that is alright.

Councilmember Miller asked what the impact would be on the City if a property owner walked away from a property and let it go for back taxes.

The Community Development Director stated that Hennepin County would auction the property and we would not get the back taxes owed. He speculated that the new owner would be looking to make a quick turnaround on the purchase which could be a positive or negative for the City.

Councilmember Miller asked what controls the City would have if a new owner wanted to develop something that wouldn't benefit the community.

The Community Development Director stated that the City has control through the zoning ordinance.

Councilmember Miller asked what staff knew about the Highway 169/109<sup>th</sup> Avenue intersection development plans in Brooklyn Park.

The City Administrator stated that staff has a pretty good idea of what Brooklyn Park is looking to develop in this area.

The Community Development Director stated that he would like to see minimal truck traffic and retail/commercial developed in this area in the interest of the City of Champlin. It would be preferred that a labor intensive development be built on this site.

Mayor Nelson stated that Brooklyn Park is planning to build 600 apartments.

The Community Development Director stated next week staff will be reviewing the opportunity to purchase the 6.8 acre property #7 owned by Schutz/Banks with a current value of \$1,254,000 and taxes of \$120,177. In order to purchase this property the City would need to demonstrate future value to the community of City ownership. If viable, this opportunity will be brought back before the City Council for future consideration.

The Community Development Director stated that on November 10<sup>th</sup> the Council will be asked to review alternative land uses and establish a list of potentially acceptable alternative uses. Then on November 24<sup>th</sup> the Council will review available parcels and consider potential land use matches based on market conditions, parcel dimensions and surrounding land uses. With the goal of establishing a list of potential land use alternatives for certain commercially zoned properties along the highway corridor.

Adjournment

The Champlin City Council adjourned the Worksession at 6:50 p.m.

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ArMand Nelson, Mayor

Attest:

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Roberta Colotti, CMC, City Clerk