

AGENDA
ECONOMIC DEVELOPMENT AUTHORITY
SEPTEMBER 7, 2021

1. CALL TO ORDER

2. CONSENT ITEMS

A. Minutes – June 7, 2021

Motion by _____ seconded by _____ to approve, table or deny the Consent Items as presented.

3. REGULAR ITEMS

A. Adopt Proposed EDA/HRA Tax Levy – EDA Resolution No. 30

Motion by _____ seconded by _____ to approve, postpone, table or deny adopting EDA Resolution No. 30 setting a proposed tax levy for 2022.

4. ADJOURNMENT

Motion by _____ seconded by _____ to adjourn.

Meeting adjourned at _____.

AGENDA ITEM

Maple Grove Economic Development Authority

DRAFT Meeting Minutes

June 7, 2021

DRAFT

(Delete this when final edits are complete)

Call to Order

Pursuant to call and notice thereof, an Economic Development Authority Meeting of the Maple Grove City Council was held at 7:30 p.m. on June 7, 2021 at the Maple Grove Government Center/Public Safety Facility, Hennepin County, Minnesota.

Members present were President Mark Steffenson, Vice President Karen Jaeger, Secretary Heidi Nelson, Treasurer Judy Hanson and Commissioners Phil Leith and Kristy Barnett. Absent was none. Present also were Joe Hogeboom, Community and Economic Development Director; Brett Angell, Economic Development Manager; Ken Ashfeld, Director of Public Works/City Engineer; and Justin Templin, City Attorney.

President Steffenson called the meeting to order at 8:31 p.m.

**Approval of
April 5, 2021
Minutes**

Motion by Commissioner Barnett, seconded by Vice President Jaeger, to approve the April 5, 2021 Economic Development Authority meeting minutes. Upon call of the motion by President Steffenson, there were five ayes and no nays. Motion carried.

**7:30 PM
Public
Hearing**

**Arbor Lakes
Business Park
II Gravel
Mining area
TIF**

Economic Development Manager Angell requested the EDA consider authorizing a TIF Development Agreement for the Arbor Lakes Business Park Phase II for the Gravel Mining Area. He discussed the 220,000 square foot business park development that was being proposed at the corner of southeast corner of Elm Creek Boulevard and Zachary Lane. The developer, Endeavor, has requested TIF financing to aid in the cost of the development and since the project was located within the GMA TIF District, this project could be added. It was noted the GMA TIF District was created in 2018. Staff commented further on the proposed project and explained staff and Ehlers

**Development
Agreement**

were recommending a TIF amount of \$1.1 million to make the project financially feasible.

**EDA
Resolution No.
29**

Vice President Jaeger discussed the job and wage goals. She questioned what would happen if these goals were not met by the developer. Economic Development Manager Angell reported if the job goals were not met the city would use a pro-rated formula to retain a portion of the TIF.

Vice President Jaeger asked how many TIF districts the city had in place at this time. Economic Development Manager Angell explained the city has four active districts.

Commissioner Leith inquired if this agreement was similar to the one used for Phase I of this business park. Economic Development Manager Angell reported this was the case.

Treasurer Hanson questioned if there have been any soil borings or assessments on what the soil corrections expense could be for this site. Economic Development Manager Angell stated soil borings have been completed on the site. He commented anything over an above the \$900,000 estimate would be the responsibility of the developer.

Josh Budish, Principal of Endeavor Development, thanked staff for the thorough staff report and explained he was present to take comments or questions from the EDA.

Motion by Vice President Jaeger, seconded by Commissioner Barnett, to open the public hearing for comment on the TIF request. Upon call of the motion by President Steffenson, there were five ayes and no nays. Motion carried.

President Steffenson opened the public hearing at 8:52 p.m. and asked if anyone would like to address this issue.

No public testimony was offered.

Motion by Vice President Jaeger, seconded by Commissioner Barnett, to close the public hearing at 8:52 p.m. Upon call of the motion by President Steffenson, there were five ayes and no nays. Motion carried.

Motion by Commissioner Leith, seconded by Treasurer

Hanson, to approve adopting EDA Resolution No. 29 concurring in the approval of, and authorization to execute, a tax increment financing development agreement for Arbor Lakes Business Park Phase II. Upon call of the motion by President Steffenson, there were five ayes and no nays. Motion carried.

Adjournment

Motion by Vice President Jaeger, seconded by Commissioner Barnett, to adjourn to the City Council meeting. Upon call of the motion by President Steffenson, there were five ayes and no nays. Motion carried.

The meeting was adjourned at 8:54 p.m. by President Steffenson.

Respectfully submitted,

Heidi Nelson
EDA Secretary

REQUEST FOR EDA ACTION

September 7, 2021

DATE

EDA 3A

AGENDA ITEM

ORIGINATING DEPT

AGENDA ITEM

CITY ADMINISTRATOR
APPROVAL

Finance
Greg Sticha

Adopt Proposed EDA/HRA
Tax Levy – EDA Resolution No. 30



PREVIOUS ACTIONS:

The HRA has adopted a tax levy of \$150,000 since 1999.

City Council, at their, May 1, 2017 meeting, adopted Resolution No. 17-057 Enabling the Creation of an Economic Development Authority in the City of Maple Grove.

RECOMMENDED EDA ACTION:

Motion to adopt EDA Resolution No. 30 setting a proposed tax levy for 2022.

COMMENTS:

The enabling resolution for the EDA adopted the powers of an HRA. An HRA has the ability under M.S.A. 469.033, subd. 6 to levy a tax to be collected from all property within the City. The proposed 2022 levy of \$150,000 will be used for administrative costs and various funding commitments for housing programs. The EDA will also be using income from the existing scattered site housing units to supplement the tax levy.

ATTACHMENT

Attachment A: Resolution No. 30

Attachment A

A RESOLUTION SETTING A PROPOSED TAX LEVY FOR 2022 EDA RESOLUTION NO. 30

WHEREAS, the Maple Grove Economic Development Authority enabling resolution adopt all the powers of a Housing and Redevelopment Authority and;

WHEREAS, the Maple Grove Economic Development Authority has the authority under M.S.A. 469.033 subd. 6 to levy a tax to be used for housing related activities and;

WHEREAS, it is the Maple Grove Economic Development Authority's intent to levy the total sum in 2022 of \$150,000 as taxes against property in the City of Maple Grove.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF MAPLE GROVE, MINNESOTA, AS FOLLOWS:

1. That a proposed tax levy for 2022 in the sum of \$150,000 is herein ordered levied against the properties in the City of Maple Grove for HRA expenditures.

The motion for the adoption of the foregoing resolution was made by Commissioner _____, seconded by Commissioner _____, and upon a vote being duly taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following were absent:

WHEREUPON, said Resolution was declared duly passed and adopted the 7th day of September, 2021.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.
CITY OF MAPLE GROVE)

I, the undersigned, being the appointed Secretary of the Economic Development Authority of Maple Grove, Minnesota, hereby certify that the above and foregoing EDA Resolution No. 30 is a true and correct copy of the Resolution as adopted by the Economic Development Authority of Maple Grove, Minnesota, on the 7th day of September, 2021.

Executive Director
Economic Development Authority
of Maple Grove, Minnesota