



REQUEST FOR COUNCIL ACTION

MEETING DATE: March 20, 2023

PREPARED BY: Jupe Hale, P.E., Asst. Public Works Director/Asst. City Engineer

AGENDA ITEM: Arbor Lakes Business Park 4th Addition, Project No. 23-11
Resolution No. 23-052

PREVIOUS ACTIONS:

At their June 6, 2022 meeting, City Council adopted Resolution No. 22-103 approving the Arbor Lakes Business Park Phase 3 PUD development stage plan and final plat.

RECOMMENDED COUNCIL ACTION:

Motion to adopt Resolution No. 23-052 establishing Arbor Lakes Business Park 4th Addition, Project No. 23-11, receiving surety, ordering feasibility report, receiving/approving feasibility report, ordering public hearing, and approving developer's agreement, subject to final review by the city attorney and director of public works.

COMMENTS:

A feasibility report has been prepared for Arbor Lakes Business Park 4th Addition, Project No. 23-11 and is attached for Council consideration. The report describes improvements necessary to serve the mixed-use development area including for a roundabout at Zachary Lane and Fountains Drive, extension of 73rd Place from Zachary Lane to the east, water main, sanitary sewer, and storm system.

The cost of the improvements benefitting this development was initially estimated to be \$1,800,000. Those costs, along with deferred partial trunk assessments totaling \$3,384,839.76 and remaining trunk assessments totaling \$2,894,270.69 result in a proposed assessment of \$8,079,110.45. It is noted that the feasibility report provides a lateral benefit estimate that is higher than initial estimate. Actual costs will be determined upon completion of construction, and final assessments will reflect actual lateral benefit improvement costs. Total project cost (including trunk improvements) is estimated to be \$5,938,000.

Adoption of the attached resolution would approve three developer's agreements for separate ownership entities covering all the lots and outlots within the plat. Highlights of the agreements are:

- The agreements are between City of Maple Grove and a) Arbor Lakes 2 Industrial Owner, LLC; b) Arbor Lakes Building 7, LLC; and c) Arbor Lakes Industrial Owner, LLC
- Special assessments in the amount of \$8,079,110.45 (collectively) are required to be activated.

- Sureties in the amounts of \$720,000 (collectively) are required to be submitted to guarantee completion of all items.
- Park dedication credits (from the Tiller Corporation credit bank) totaling 31.57 acres will be used. Remaining acreage in the Tiller Corporation credit bank is 28.56 acres

It is recommended that Stantec prepare the feasibility report, and that Council adopt the attached Resolution No. 23-052 establishing the project, ordering the feasibility report, receiving/approving feasibility report, ordering public hearing, and approving developer's agreements subject to final review by the City Attorney and Director of Public Works.

ATTACHMENTS:

- Attachment A: Resolution No. 23-052
- Attachment B: Feasibility report
- Attachment C: Developer's agreements
- Attachment D: Project location map