



## REQUEST FOR COUNCIL ACTION

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**MEETING DATE:** August 21, 2023

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

**AGENDA ITEM:** Minnesota Science and Technology Center Project No. 23-18  
Public Hearing  
Resolution No. 23-130

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**PREVIOUS ACTIONS:**

Council, at their August 7, 2023 meeting, adopted Resolution No. 23-123 establishing Minnesota Science and Technology Center Project No. 23-18, ordering feasibility report, receiving and approving feasibility report, and ordering public hearing.

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**RECOMMENDED COUNCIL ACTION:**

Motion to open public hearing.

Motion to close public hearing.

Motion to adopt Resolution No. 23-130 ordering Minnesota Science and Technology Center Project No. 23-18, ordering plans and specifications, and approving developer's agreement, subject to final review by the City Attorney and Director of Public Works.

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**COMMENTS:**

Council previously received the feasibility report for Minnesota Science and Technology Center Project No. 23-18.

The cost of the improvements benefitting this development is estimated to be \$6,274,938. A portion of those costs (\$395,000) will not be assessed at this time, as they benefit a non-participating parcel. Those costs will be assessed in the future, when that parcel develops.

The current proposed benefit to be assessed is \$5,879,938. Those costs, together with area trunk assessments of \$2,614,600 and previously-constructed benefitting improvements of \$1,100,000 result in a proposed total assessment of \$9,594,538.

Adoption of the attached resolution would approve the developer's agreement highlights of which are as follows:

- The agreement is between Black Bear MN, LLC, C.S. McCrossan, Inc. and the City of Maple Grove.

- A special assessment to Black Bear MN, LLC in the amount of \$2,108,379.00 is required to be activated and deferred for a maximum of 10 years at 5.25% interest per annum or until land is sold, whichever occurs first.
- A special assessment C.S. McCrossan, Inc. in the amount of \$3,771,559.00 is required to be levied and certified to Hennepin County for collection, payable over 20 years with a 5.25% interest rate per annum.
- A special assessment to C.S. McCrossan, Inc. in the amount of \$3,714,600.00 (comprised of previously deferred trunk benefit and future trunk benefit) is required to be activated and deferred for a maximum of 10 years at 5.25% interest per annum or until land is sold, whichever occurs first.
- Two sureties totaling \$2,343,400 are required to be submitted to guarantee completion of all petition items.
- A surety in the amount of \$20,000.00 is required to be submitted to guarantee completion of all escrow items.
- Park dedication is required in the amount of \$440,110.00.
- Conveyance of Interstate Service Drive via Quit Claim Deed to Owner.

It is recommended that Council adopt the attached resolution ordering Minnesota Science and Technology Center Project No. 23-18, ordering plans and specifications, and approving developer's agreement subject to final review by the City Attorney and Director of Public Works.

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**ATTACHMENTS:**

- Attachment A: Resolution No. 23-130
- Attachment B: Project location map
- Attachment C: Public hearing exhibits
- Attachment D: Developer's agreement