

Maple Grove Economic Development Authority

Meeting Minutes

June 7, 2021

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 Development Agreement

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

EDA Resolution No.

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

29

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,

A handwritten signature in black ink, appearing to read "Heidi Nelson". The signature is fluid and cursive, with a large initial "H" and a long horizontal stroke at the end.

Heidi Nelson
EDA Secretary