

ECONOMIC DEVELOPMENT AUTHORITY
City of Apple Valley
Dakota County, Minnesota
July 28, 2016

Minutes of the special meeting of the Economic Development Authority of Apple Valley, Dakota County, Minnesota, held July 28, 2016, at 6:00 p.m., at Apple Valley Municipal Center.

PRESENT: Commissioners Bergman, Goodwin, Grendahl, Hamann-Roland, Hooppaw and Melander.

ABSENT: Commissioner Maguire

City staff members present were: Executive Director Tom Lawell, Community Development Director Bruce Nordquist, Finance Director Ron Hedberg, Planner Kathy Bodmer, and Department Assistant Joan Murphy.

Meeting was called to order at 6:01 p.m. by President Goodwin.

APPROVAL OF AGENDA

MOTION: of Hamann-Roland, seconded by Grendahl, approving the agenda. Ayes - 6 - Nays - 0.

APPROVAL OF MINUTES

MOTION: of Bergman, seconded by Hooppaw, approving the minutes of the meeting of May 26, 2016, as written. Ayes - 5 - Nays - 0. Abstain – 1 (Melander)

CONSENT AGENDA

None

LCDA – TOD GRANT FUNDING; THE RDEVELOPMENT AND REPOSITIONING AT 147TH STREET/GARRETT AND GLAZIER AVENUE

Community Development Director Bruce Nordquist stated that during the Spring, 2016, property owners at Commons I & II and Paideia Academy were undergoing changes that allow new opportunities to be considered:

- Commons II was planned to be sold by the owner and renovated by a buyer; Wings Financial has purchased the building.
- Commons I was planned to be renovated by the present owner, John Hanson.
- Paideia Academy determined they would no longer lease their existing space and the ownership, Metro Equity LLC, could consider other options

Working with staff, it was determined that redevelopment led by the property owners, to include Bogarts, allows about 5 acres on the east end of the 21 acre block to have a higher intensity mixed use (housing, retail). Those new uses when combined with the office updates, would allow the

Economic Development Authority
City of Apple Valley
Dakota County, Minnesota
July 28, 2016
Page 2

entire larger block to be re-imagined, an interest of all property owners including Wing's Financial. Approximately 260 apartments or condominiums and 42,000 sq. ft. of first floor retail is proposed through redevelopment.

Through owner's representation, staff has received a concept and is planning to request a Livable Community Transit Oriented Development Grant in the amount of \$1.7 million.

The Livable Community grant application was submitted as required on July 1, 2016. An official resolution of support is sought and required from the EDA and City for the application to be further considered by the Metropolitan Council.

Discussion followed.

MOTION: of Hamann-Roland, seconded by Bergman, adopting **Resolution No. EDA 2016-05** identifying the need for Livable Communities Transit Oriented Development funding and supporting an application for grant funds. Ayes - 4 - Nays - 1 - (Grendahl. Abstain - 1 (Hooppaw)

ADJOURNMENT

MOTION: of Hamann-Roland, seconded by Grendahl, to adjourn. Ayes - 6 - Nays - 0.

The meeting was adjourned at 6:52 p.m.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Department Assistant

Approved by the Apple Valley Economic
Development Authority on 9/22/16.

/s/ Tom Goodwin
Tom Goodwin, President