

ECONOMIC DEVELOPMENT AUTHORITY
City of Apple Valley
Dakota County, Minnesota
June 4, 2012

Minutes of the special meeting of the Economic Development Authority of Apple Valley, Dakota County, Minnesota, held June 4, 2012, at 3:30 o'clock p.m., at Apple Valley Municipal Center.

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

ABSENT:

City staff members present were: Executive Director Lawell, City Attorney Dougherty, Associate City Planner Bodmer, Associate City Planner Dykes, Finance Director Hedberg, City Planner Lovelace, Community Development Director Nordquist, and Department Assistant Murphy.

APPROVAL OF AGENDA

Meeting was called to order at 3:33 p.m. by President Severson.

MOTION: of Hamann-Roland, seconded by Bergman, approving the agenda for today's meeting as presented. Ayes - 6 - Nays - 0.

APPROVAL OF MINUTES

MOTION: of Hamann-Roland, seconded by Hooppaw, approving the minutes of the special meeting of May 7, 2012, as written. Ayes - 6 - Nays - 0.

DEVELOPMENT ASSISTANCE AGREEMENT WITH SPOWD DEVELOPMENT LLC

Finance Director Ron Hedberg introduced the development agreement and stated the new TIF District No. 14 would include the development of 21 acres, which would be comprised of two separate phases including four buildings, totaling 200,000 square feet of office/ show room/ warehouse. The total development costs are estimated to be \$13,930,000.

Discussion followed.

MOTION: of Hamann-Roland, seconded by Goodwin, adopting **Resolution No. EDA-12-7** authorizing the execution of a development assistance agreement with SPOWD Developments, LLC. Ayes - 6 - Nays - 0.

DEVELOPMENT ASSISTANCE AGREEMENT FOR AV 147TH PROPERTIES, LLC

Associate Planner Margaret Dykes stated the City has been approached about possible resources to assist with renovations at the former Granny's Attic building located at 7600 – 147th Street W. The building has recently been purchased and the new owner created AV 147th Properties, LLC for this property. The owner would like to lease the building for a combination of small retail and

Economic Development Authority
City of Apple Valley
Dakota County, Minnesota
June 4, 2012
Page 2

office/warehouse users. He would like assistance to help fund substantial improvements to the building amounting to \$149,100.

Discussion followed.

MOTION: of Bergman, seconded by Goodwin, adopting **Resolution No. EDA-12-8** approving development agreement with AV 147th Properties, LLC.
Ayes - 5 - Nays – 0, Abstained – 1 (Severson).

SECURE BUSINESS ASSISTANCE THROUGH METROPOLITAN CONSORTIUM OF COMMUNITY DEVELOPERS (MCCD) AND DAKOTA COUNTY CDA

Ms. Dykes stated the Metropolitan Consortium of Community Developers (MCCD) is an organization that specifically helps small businesses and entrepreneurs through its “Open to Business” program, which is geared towards new and early stage businesses that need individual advice and counseling, and access to capital that is not available from the commercial banking system.

The Dakota County Community Development Agency (CDA) has approached Apple Valley to determine if there is interest in creating an “Open to Business” program in Dakota County. The CDA would administer the program and fund half of MCCD’s \$150,000 fee. Apple Valley’s cost to participate in this program would be \$7,500 which represents 50% of the total cost for the City’s participation of \$15,000.

Discussion followed.

MOTION: of Goodwin, seconded by Hamann-Roland, authorizing participation, with available EDA funds, in the Metropolitan Consortium of Community Developers “Open to Business” Loan Program in Dakota County with an annual contribution of \$7,500 to the Dakota county Community Development Agency. Ayes - 5 - Nays - 1 (Grendahl).

SKYWAY AT 147TH STREET AND EDA ROLE

Executive Director Lawell stated that in conversations with Dakota County, the City has maintained that in order for the BRT system to be safe, successful and a catalyst for private investment along the Cedar Avenue Corridor, it is important to fully construct an enclosed station stop at 147th Street that includes an elevated skyway.

If the EDA is interested in advancing Phase II construction as “local betterment”, staff should be given direction to prepare a draft Joint Powers Agreement with Dakota County and the Metropolitan Council to formalize the repayment terms and conditions.

Discussion followed.

Economic Development Authority
City of Apple Valley
Dakota County, Minnesota
June 4, 2012
Page 3

President Severson called for a break at 5:02 p.m.

The meeting continued at 5:11 p.m.

More discussion was held.

IMH DEVELOPMENT PROPOSAL FOR LEGACY/CENTRAL VILLAGE, MOU

Tammy Omdal, Northland Securities, reviewed the ongoing financial discussions with IMH through Titan Development and the City to resolve delinquent property tax and special assessment obligations that lead to future development of the Legacy North property.

Discussion followed.

Hamann-Roland left the room at 6:20 p.m.

Hamann-Roland returned at 6:23 p.m.

Grendahl left the meeting at 6:27 p.m.

PROJECT UPDATES

No project updates discussed.

MOTION: of Hamann-Roland, seconded by Bergman, to adjourn. Ayes - 5 - Nays - 0.

The meeting was adjourned at 6:30 p.m.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Department Assistant

Approved by the Apple Valley Economic Development Authority on 6/14/12.