

ECONOMIC DEVELOPMENT AUTHORITY
City of Apple Valley
Dakota County, Minnesota
November 8, 2012

Minutes of the special meeting of the Economic Development Authority of Apple Valley, Dakota County, Minnesota, held November 8, 2012, at 7:00 o'clock p.m., at Apple Valley Municipal Center.

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

ABSENT: None

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 7:30 p.m. by President Severson.

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

APPROVAL OF MINUTES

MOTION: of Hamann-Roland, seconded by Goodwin, approving the minutes of the special meeting of June 14, 2012, as written. Ayes - 6 - Nays - 0.

SUPPORT FOR MODIFICATION TO DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY (CDA)

Community Development Director Bruce Nordquist provided an overview of the request from the Dakota County Community Development Agency (CDA) for support to modify the TIF Plan for their District #3. He stated the District would decertify at the end of 2012 with a fund balance. By modifying the District #3 Plan, the fund balance could be prioritized to acquire a site for transit oriented and affordable housing near Cedar Avenue.

Andrea Brennen, Director of Community and Economic Development, Dakota County CDA, provided additional information and stated the CDA is preparing for decertification of the district which decertifies at the end of 2012.

Discussion followed.

MOTION: of Hamann-Roland, seconded by Goodwin, adopting **Resolution No. EDA 12-12** approving authorization for the Dakota County Community Development Agency to modify Tax Increment Financing District No. 3. Ayes - 6 - Nays - 0.

REIMBURSEMENT AUTHORIZATIONS FOR BUSINESS ASSISTANCE PROGRAM

Associate Planner Margaret Dykes stated this is a request for reimbursement. The site at 7600 – 147th Street West had been vacant and needed repairs. The EDA approved a request for assistance in June 2012 for up to \$149,100 to help support substantial improvements that had been made to the building.

Discussion followed.

MOTION: of Bergman, seconded by Goodwin, adopting **Resolution No. EDA-12-13**, approving reimbursement of \$149,100 to AV 147th Properties, LLC, to provide for costs related to the completion of substantial construction at 7600 – 147th Street W. Ayes - 6 - Nays - 0.

SET PUBLIC HEARING FOR BUSINESS SUBSIDY AGREEMENTS WITH IMH, LLC;
PARKSIDE VILLAGE DEVELOPMENT

Associate Planner Kathy Bodmer requested a public hearing be set for an upcoming December 13, 2012, meeting to consider a business subsidy for IMH LLC, in connection with the Parkside Village development located on the northeast corner of Galaxie Avenue and 153rd Street West.

Discussion followed.

MOTION: of Hamann-Roland, seconded by Goodwin, setting a public hearing for December 13, 2012, to consider a business subsidy for IMH Special Asset NT 175-AVN, LLC. Ayes - 6 - Nays - 0.

PROJECT UPDATES

Community Development Director Bruce Nordquist provided an overview of updates related to the EDA and City powers.

Discussion followed.

MOTION: of Hamann-Roland, seconded by Bergman, recommending to the City Council the appointment of Planning Commission Chair Tom Melander for the position on the Economic Development Authority Board. Ayes - 6 - Nays - 0.

Mr. Nordquist continued with project updates relating to Bus Rapid Transit Oriented Development Study, the upcoming Parkside Village schedule, and Open for Business program.

Discussion followed.

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

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The meeting was adjourned at 8:19 p.m.

Respectfully Submitted,

 /s/ Joan Murphy
Joan Murphy, Department Assistant

Approved by the Apple Valley Economic Development Authority on 11/20/12 .