

ECONOMIC DEVELOPMENT AUTHORITY
City of Apple Valley
Dakota County, Minnesota
December 27, 2012

Minutes of the special meeting of the Economic Development Authority of Apple Valley, Dakota County, Minnesota, held December 27, 2012, at 7:00 o'clock p.m., at Apple Valley Municipal Center.

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

ABSENT: Hamann-Roland and Melander

City staff members present were: Executive Director Lawell, City Attorney Dougherty, Community Development Director Nordquist, Public Works Director Blomstrom, and Department Assistant Murphy.

APPROVAL OF AGENDA

Meeting was called to order at 7:18 p.m. by President Severson.

MOTION: of Bergman, seconded by Hooppaw, approving the agenda. Ayes - 5 - Nays - 0.

APPROVAL OF MINUTES

MOTION: of Bergman, seconded by Goodwin, approving the minutes of the special meeting of November 20, 2012, as written. Ayes - 5 - Nays - 0.

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

Community Development Director Bruce Nordquist stated based on the meetings that were held earlier in the day that they were not able to resolve questions and concerns within the development agreement and business subsidy agreements with IMH, LLC Parkside Village. The plan is to do so by January 8. Staff recommended that the EDA open the public hearing and continue the public hearing to January 8, 2013.

MOTION: of Goodwin, seconded by Hooppaw, opening the public hearing and requesting continuance to January 8, 2013, at 8:00. Ayes - 5 – Nays - 0.

AUTHORIZATION REIMBURSEMENT FOR TIME SQUARE

Mr. Nordquist provided background information on the Time Square Shopping Center improvements.

Discussion followed.

MOTION: of Goodwin, seconded by Hooppaw, adopting **Resolution No. EDA 12-16** approving reimbursement of \$157,400 to Time Square Shopping Center II, LLP for the completion of substantial construction costs at 7525 – 148th Street W., 7530 – 149th Street W. and 7540-64 – 149th Street W. as listed in the approved Business Subsidy Agreement dated June 14, 2012. Ayes - 5 – Nays - 0.

MOTION: of Goodwin, seconded by Bergman, adopting **Resolution No. EDA 12-17** approving reimbursement of \$78,700 to Time Square Shopping Center II, LLP for the completion of site improvements at 7525 – 148th Street W. 7530 – 149th Street and 7540-64 – 149th Street W. as listed in the approved Business Assistance Agreement dated June 14, 2012. Ayes - 5 – Nays - 0.

CONSIDER SALE OF REMNANT PARCEL

Mr. Nordquist stated that the .18-acre Outlot C, Valley Business Park, was created to provide the Melby property with access to Energy Way. The Melby property is now on the market and the property owner requested the EDA work with them to acquire Outlot C so that their property is more attractive to a potential user.

MOTION: of Grendahl, seconded by Bergman, directing staff to begin negotiations with the Melbys for their acquisition of Outlot C, Valley Business Park. Ayes - 5 – Nays - 0.

PROJECT UPDATES

Community Development Director Bruce Nordquist reviewed approved projects that went before the City Council in 2012. Projects included the Apple Valley Business Campus, D.R. Horton's single-family homes in Cortland Addition, AutoZone retail store in Hillcrest Acres 5th Addition, Kwik Trip, Pizza Ranch in Cobblestone Lake Commercial and Lifeworks – Apple Valley Project in Eagle Ridge Business Park.

ADJOURNMENT

MOTION: of Grendahl, seconded by Hooppaw, to adjourn. Ayes - 5 - Nays - 0.

The meeting was adjourned at 7:36 p.m.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Department Assistant

Approved by the Apple Valley Economic Development Authority on 1/8/13.