

ECONOMIC DEVELOPMENT AUTHORITY  
City of Apple Valley  
Dakota County, Minnesota  
May 8, 2014

Minutes of the special meeting of the Economic Development Authority of Apple Valley, Dakota County, Minnesota, held May 8, 2014, at 7:00 p.m., at Apple Valley Municipal Center.

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

ABSENT: Commissioner Maguire

City staff members present were: Executive Director Tom Lawell, City Attorney Sharon Hills, Community Development Director Bruce Nordquist, Public Works Director Todd Blomstrom, Finance Director Hedberg, City Planner Tom Lovelace, Planner Kathy Bodmer, Planner Margaret Dykes, and Department Assistant Murphy.

Meeting was called to order at 8:02 p.m. by President Goodwin.

#### APPROVAL OF AGENDA

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

#### APPROVAL OF MINUTES

MOTION: of Hooppaw, seconded by Hamann-Roland, approving the minutes of the special meeting of January 23, 2014, as written. Ayes - 6 - Nays - 0.

#### CONSENT AGENDA

President Goodwin asked if the Commission or anyone in the audience wished to pull any item from the consent agenda. There were no requests.

MOTION: of Hooppaw, seconded by Bergman, approving all items on the consent agenda with no exceptions. Ayes - 6 - Nays - 0.

#### CONSENT AGENDA ITEMS

MOTION: of Hooppaw, seconded by Bergman, approving staff's submission of a pre-application for 2014 Metropolitan Council Livable Communities Demonstration Account (LCDA). Ayes - 6 - Nays - 0.

MOTION: of Hooppaw, seconded by Bergman, approving participation agreement with Greater MSP for use of Salesforce.com Communities Portal Database. Ayes - 6 - Nays - 0.

END OF CONSENT AGENDA

APPROVAL OF SCOPE OF SERVICE FOR DOWNTOWN DEVELOPMENT ORDINANCE

Planner Kathy Bodmer summarized a draft Scope of Service that would be used to direct the preparation of an ordinance and design guidelines to facilitate business development in downtown Apple Valley. Previous planning studies had focused on development of the 1/2-mile area surrounding the Red Line Transit Station areas. The draft Scope of Service had been revised to include the entire downtown and shifts the focus of the ordinance from transit oriented development (TOD) to a Downtown Development Ordinance (DDO).

Discussion followed.

MOTION: of Grendahl, seconded by Hamann-Roland, approving going out for RFP (Request For Proposals) for Scope of Service for Downtown Development Ordinance. Ayes - 6 - Nays - 0.

MOTION: of Hamann-Roland, seconded by Grendahl, approving Scope of Service for Downtown Development Ordinance. Ayes - 6 - Nays - 0.

AUTHORIZE STAFF TO PROCEED WITH UPDATING AGREEMENTS FOR A TWO PHASED APPROACH TO PARKSIDE VILLAGE

Planner Kathy Bodmer stated IMH Special Asset NT 175-AVN, LLC and Titan Development I, LLC received approval on January 24, 2013 to construct the Parkside Village development on the northeast corner of Galaxie Avenue and 153rd Street West. The project involves the construction of two apartment buildings with a total of 322 units. In connection with the development of the property, the property owner, IMH, LLC, requested tax increment financing (TIF) to offset acquisition costs including the installation of utilities and land improvements. The associated tax increment finance and development documents were executed with the expectation that the project would be constructed in a single phase. Development assistance would not be provided unless the property owners develop the project in accordance with the approved development agreements.

The property owner and developer are requesting that the City amend the project approvals to allow the project to be constructed in two phases, with the 196-unit Gabella building north of Kelley Park to be constructed first and the 126-unit Galante building adjacent to Galaxie Avenue to be constructed in the future. EDA authorization is requested to ensure the EDA supports this change.

Discussion followed.

MOTION: of Hooppaw, seconded by Bergman, authorizing staff to proceed with updating agreements for a two phased approach to Parkside Village. Ayes - 6 - Nays - 0.

STAFF UPDATES

Discussion led to special meetings, previously scheduled meetings and attendance availability.

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Executive Director Lawell commented that tonight's meeting was a special meeting and that the previously scheduled meeting for May 22nd would be cancelled.

ADJOURNMENT

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

The meeting was adjourned at 8:31 p.m.

Respectfully Submitted,

/s/ Joan Murphy  
Joan Murphy, Department Assistant

Approved by the Apple Valley Economic Development Authority on 7/10/14.