

ECONOMIC DEVELOPMENT AUTHORITY
City of Apple Valley
Dakota County, Minnesota
July 10, 2014

Minutes of the special meeting of the Economic Development Authority of Apple Valley, Dakota County, Minnesota, held July 10, 2014, at 7:00 p.m., at Apple Valley Municipal Center.

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

ABSENT: Commissioner Melander

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

Meeting was called to order at 9:31 p.m. by President Goodwin.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

MOTION: of Hamann-Roland, seconded by Hooppaw, approving the minutes of the special meeting of May 8, 2014, as written. Ayes - 6 - Nays - 0.

CONSENT AGENDA

None

LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT (LCDA) GRANT APPLICATION

Planner Margaret Dykes reviewed the Grant Application for Site Acquisition for Lot 1, Block 1, Village at Founders Circle (aka "the triangle") for proposed Village Pointe Plaza project.

She stated on May 8, 2014, the Apple Valley EDA ("EDA") authorized staff to submit a Metropolitan Council LCDA Grant Application pre-application for the Village Pointe Plaza proposal (the "Project"). The Project proposes a pedestrian-friendly, integrated mix of uses with 78 units of senior-owned housing, retail, office, and a boutique grocery on the 3.65-acre lot southwest of the intersection of Galaxie Avenue and 153rd Street W. The grant application request of \$1,148,639 would be used for site acquisition of the property, which is now owned by the City. The City acquired the property from Dakota County after the site went through the tax forfeiture process. The City paid the County the \$1,148,639 for the site to prevent auction or further languishing in the marketplace. If the Metropolitan Council approves the grant, the funds would be used to purchase the site from the City and convey the site to the developer, Cooperative Lifestyle Group, LLC, a partnership of Ecumen and Lifestyle Communities, LLC. By reducing

site acquisition costs, the developer would be able to move forward with an intensive, vertical mixed-use project to provide lifecycle housing, and neighborhood commercial uses with an innovative structured parking solution on the most prominent center parcel in the Central Village.

If the grant funds are approved, the \$1,148,639 would be used by the EDA to acquire the subject site from the City.

Discussion followed.

MOTION: of Bergman, seconded by Hooppaw, adopting **Resolution No. 2014-03** approving 2014 Metropolitan Council Livable Communities Demonstration Account (LCDA) Grant application for site acquisition for Lot 1, Block 1, Village at Founders Circle for proposed Village Pointe Plaza project. Ayes - 6 - Nays - 0.

PARKSIDE VILLAGE – REVISED AGREEMENTS FOR TWO-PHASE PROJECT

Planner Kathy Bodmer stated the request is for revised and reauthorized agreements to allow construction of Parkside Village Gabella multiple family building, consisting of 196 units, north of Kelley Park.

The owners of the Parkside Village development, IMH Special Asset NT 175 — AVN, LLC and Titan Development 1, LLC, received approval to construct the Parkside Village development with a total of 322 units January 2013. The project included the 196-unit Gabella building north of Kelley Park and the 126-unit Galante building along Galaxie Avenue. At its May 8, 2014, meeting, the Developer requested and the EDA supported a reconsideration of the timing and financial structure of the project by splitting the development into two phases, with construction of the 196-unit Gabella building in August and construction of the 126-unit Galante building in the future.

She stated the Business Subsidy Agreement and the Development Assistance Agreement are revised so that they would be divided between the two projects. At its May 8, 2014, meeting, the Apple Valley Economic Development Authority authorized staff to negotiate the amendment of documents to allow for a two-phase project.

Discussion followed.

MOTION: of Hooppaw, seconded by Hamann-Roland, adopting **Resolution No. EDA-2014-04** approving the revised Development Assistance Agreement for Parkside Village Gabella. Ayes - 5 - Nays - 1. (Grendahl)

MOTION: of Hamann-Roland, seconded by Bergman, adopting **Resolution No. EDA-2014-05** approving the revised Business Subsidy Agreement for Parkside Village Gabella. Ayes - 5 - Nays - 1. (Grendahl)

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STAFF UPDATES

Community Development Director stated the next scheduled EDA meeting would be September 25, 2014.

ADJOURNMENT

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

The meeting was adjourned at 9:38 p.m.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Department Assistant

Approved by the Apple Valley Economic Development Authority on 9/25/14.