

ECONOMIC DEVELOPMENT AUTHORITY
City of Apple Valley
Dakota County, Minnesota
September 25, 2014

Minutes of the special meeting of the Economic Development Authority of Apple Valley, Dakota County, Minnesota, held September 25, 2014, at 6:00 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 Michael Dougherty, Community Development Director Bruce Nordquist, Finance Director Ron Hedberg, City Planner Tom Lovelace, Planner Kathy Bodmer, Planner Margaret Dykes, and Department Assistant Murphy.

Meeting was called to order at 6:00 p.m. by President Goodwin.

APPROVAL OF AGENDA

MOTION: of Hamann-Roland, 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 July 10, 2014, as written. Ayes - 5 - Nays - 0. Abstain - 1 - Melander.

CONSENT AGENDA

MOTION: of Hooppaw, seconded by Melander, adopting **Resolution No. EDA-2014-06**, approving partially forgiving repayment of the business subsidy for Time Square. Ayes - 6 - Nays - 0.

PARKSIDE VILLAGE

Planner Kathy Bodmer stated the owners of the Parkside Village development, IMH Special Asset NT 175 - AVN, LLC and Titan Development I, LLC, are moving forward with the development of the 196-unit Parkside Village Gabella multiple family building at 6904 Gabella St., north of Kelley Park. IMH Special Asset NT 175 - AVN, LLC, and Titan Development I, LLC want to create a new ownership group, IMH Gabella, LLC, to manage the financing and construction of the Gabella project. The property owners are also in the process of securing mortgage financing for the construction of the Gabella building.

The Parkside Village development is subject to an approved Business Subsidy Agreement which requires the Apple Valley Economic Development Authority (EDA) and City Council review and consent to any transfer of ownership, after the EDA conducts a public hearing. In addition, the

property is subject to a Development Assistance Agreement, which requires the City and EDA consent to any mortgages to fund construction of the project.

Discussion followed.

6. Other

THRIVE 2040 HOUSING POLICY PLAN

Community Development Director Bruce Nordquist presented the Thrive 2040 Housing Policy Plan. He stated the Metropolitan Council embarked on the decennial planning process, entitled Thrive MSP 2040. This work culminates with a new Comprehensive Plan for the City of Apple Valley by 2018 for the time period up to 2040. The 2030 Comprehensive Plan for Apple Valley is approaching its mid-term with guiding land use policies for development priorities and strategies already underway.

Discussion followed.

7. Staff Updates.

VITALOCITY! WORKSHOP

Planner Margaret Dykes commented the Vitalocity Development Workshop would be taking place September 30 – October 2, 2014 in Apple Valley. Partners and guests would be available as groups to discuss the themes and to develop these themes into design, service and communication challenges and solutions. They would examine and define an integrated approach to resolving the challenges identified creating or making better an aging friendly Apple Valley.

President Goodwin recessed the meeting at 6:45 p.m.

The meeting reconvened at 7:00 p.m.

PARKSIDE VILLAGE continued:

President Goodwin opened the public hearing at 7:00 p.m.

No one from the public was present to speak.

President Goodwin closed the public hearing at 7:01 p.m.

MOTION: of Hooppaw, seconded by Bergman, adopting **Resolution No. EDA-2014-07**, clarifying the amended and restated development assistance agreement, consenting to partial assignment of development agreements and authorizing execution of consent. Ayes - 6 - Nays - 0.

