

ECONOMIC DEVELOPMENT AUTHORITY  
City of Apple Valley  
Dakota County, Minnesota  
April 9, 2015

Minutes of the meeting of the Economic Development Authority of Apple Valley, Dakota County, Minnesota, held April 9, 2015, at 7:00 p.m., at Apple Valley Municipal Center.

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

ABSENT: None

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

Meeting was called to order at 8:15 p.m. by President Goodwin.

APPROVAL OF AGENDA

MOTION: of Hamann-Roland, seconded by Hooppaw, approving the agenda. Ayes - 7 - Nays - 0.

APPROVAL OF MINUTES

MOTION: of Grendahl, seconded by Bergman, approving the minutes of the meeting of March 26, 2015, as written. Ayes - 6 - Nays - 0. Abstained - 1 (Goodwin)

CONSENT AGENDA

MOTION: of Hamann-Roland, seconded by Hooppaw, approving Partial Release of Signage and Access Easement on the western fifteen feet (15') of Lot 2, Block 1, CARROLL CENTER 4TH ADDITION (Carmike Theater Property). Ayes - 7 - Nays - 0.

UPONOR ANNEX EXPANSION

Planner Margaret Dykes introduced the item and stated it was previously presented and discussed at the City Council meeting prior to tonight's EDA meeting.

Finance Director Ron Hedberg stated a public hearing was scheduled to consider a modification to the Master Development Program and the establishment of Tax Increment Financing District No. 16 to address a new project and the provision of a business subsidy. Prior to the establishment of any new Tax Increment Financing (TIF) it is necessary to amend the Master Development District to include the TIF plan for the new district.

The City and EDA have received a request for financial assistance from Uponor NA Asset Leasing Inc. to assist in the expansion of their annex facility located at 148th Street and Everest

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Avenue near the current company headquarters. One of the pieces of the assistance being considered is in the form of a pay as you go Economic Development TIF District.

The project includes the renovation and expansion of Uponor's existing 36,000 square annex facility to create an approximately 86,000 square foot office and manufacturing facility consisting of approximately 6,000 square feet of office space and approximately 80,000 square feet of manufacturing space.

The total development costs are estimated to be \$12,300,000 on the site. The assistance request is to offset a portion of the development cost.

President Goodwin opened the public hearing at 8:19 p.m.

President Goodwin closed the public hearing at 8:20 p.m.

**MOTION:** of Grendahl, seconded by Bergman, adopting **Resolution No. EDA-06** approving Amendments to Master Development Program, the Establishment of Tax Increment Financing District No. 16 and approving the Tax Increment Financing Plan therefor and approving Business Subsidy. Ayes - 7 - Nays - 0.

To assist with the expansion, Uponor has requested assistance from the State of Minnesota as well as the City. The State has made available up to \$1,500,000 through the Minnesota Investment Fund and the Job Creation Fund programs. Uponor has requested \$800,000 in assistance from the Apple Valley Economic Development Authority ("EDA"), and approximately \$504,000 in Tax Increment Financing, which would be used to offset costs for expansion of the subject building. The \$1,304,000 contribution by the EDA is approximately 11% of the total project costs.

President Goodwin opened the public hearing at 8:20 p.m.

President Goodwin closed the public hearing at 8:21 p.m.

**MOTION:** of Hamann-Roland, seconded by Melander, adopting **Resolution No. EDA-07** approving Business Subsidy Agreement between the Apple Valley Economic Development Authority and Uponor, Inc to provide up to \$800,000 for substantial renovation and construction costs for an 86,000 sq. ft. manufacturing facility at 14800 Everest Avenue. Ayes - 7 - Nays - 0.

## 6. OTHER

NONE

## 7. STAFF UPDATES

NONE

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ADJOURNMENT

MOTION: of Hooppaw, seconded by Grendahl, to adjourn. Ayes - 7 - Nays - 0.

The meeting was adjourned at 8:22 p.m.

Respectfully Submitted,

/s/ Joan Murphy  
Joan Murphy, Department Assistant

Approved by the Apple Valley Economic Development Authority on 5/28/15.