

ECONOMIC DEVELOPMENT AUTHORITY
City of Apple Valley
Dakota County, Minnesota
May 28, 2015

Minutes of the meeting of the Economic Development Authority of Apple Valley, Dakota County, Minnesota, held May 28, 2015, at 6:00 p.m., at Apple Valley Municipal Center.

PRESENT: Commissioners Bergman, Grendahl, Goodwin and Hooppaw

ABSENT: Commissioners Hamann-Roland, Maguire and Melander

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

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

APPROVAL OF AGENDA

MOTION: of Grendahl, seconded by Hooppaw, approving the agenda. Ayes - 4 - Nays - 0.

APPROVAL OF MINUTES

MOTION: of Bergman, seconded by Grendahl, approving the minutes of the meeting of April 9, 2015, as written. Ayes - 4 - Nays - 0.

CONSENT AGENDA

None

CENTRAL VILLAGE WEST PARKING LOT

Planner Margaret Dykes reported that earlier this year, the City submitted an application for a Redevelopment Incentive Grant (RIG) for \$99,585 from the Dakota County Community Development Agency (CDA). The funds are slated to be used to partially support a shared, public neighborhood parking lot in the Central Village area on a 1.64-acre lot north of the Grandstay Hotel. The Central Village Plan, which was adopted by the City in 2002, always envisioned a public parking solution as the area intensified as a destination.

Surrounding businesses, including the Grandstay Hotel, Culver's, and Apple Valley Ford, are all becoming more intensified in their uses, and the shared parking lot would help them solve peak parking demand that each experiences. Staff had discussed a shared license agreement arrangement with the businesses so that they could use up to half of the spaces at various times as the need arises, and the businesses would pay towards the costs of seasonal maintenance (mowing, snow plowing, etc.). The shared parking lot would also help support Kelley Park especially when there are large special events.

The CDA has provided \$68,396 in RIG funds, and has stated it will reallocate to this project another \$15,000 from a CDA grant provided to the City that has not yet been used. The total to be

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provided by the CDA is \$83,396. The CDA chose not to fully fund the City's request because of the number of applications received from other communities.

Discussion followed.

MOTION: of Grendahl, seconded by Hooppaw, adopting **Resolution No. EDA-08** approving allocation of \$273,048 from funds available to the Apple Valley Economic Development Authority for the construction of a 130-space parking lot on Lot 1, Block 2, Village at Founders Circle ("Project 2015-105"). Ayes - 4 - Nays - 0.

6. OTHER

NONE

7. STAFF UPDATES

Community Development Director Bruce Nordquist reported that:

- There is a purchase agreement for the triangle area.
- There is a manufacturer interested in the 20 acres NW of Johnny Cake Ridge Road and 147th Street W.
- There is a developer interested in a senior rental building at SW quadrant of 140th Street and Cedar Avenue.

ADJOURNMENT

MOTION: of Grendahl, seconded by Hooppaw, to adjourn. Ayes - 4 - Nays - 0.

The meeting was adjourned at 6:07 p.m.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Department Assistant

Approved by the Apple Valley Economic Development Authority on 7/23/15.