

ECONOMIC DEVELOPMENT AUTHORITY
City of Apple Valley
Dakota County, Minnesota
October 12, 2015

Minutes of the special meeting of the Economic Development Authority of Apple Valley, Dakota County, Minnesota, held October 12, 2015, at 4:00 p.m., at Apple Valley Municipal Center.

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

ABSENT: Commissioners Bergman and Maguire

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 and Department Assistant Joan Murphy.

Meeting was called to order at 4:00 p.m. by President Goodwin.

APPROVAL OF AGENDA

MOTION: of Hamann-Roland, seconded by Grendahl, approving the agenda. Ayes - 5 - Nays - 0.

APPROVAL OF MINUTES

MOTION: of Grendahl, seconded by Hooppaw, approving the minutes of the meeting of September 24, 2015, as written. Ayes - 5 - Nays - 0.

CONSENT AGENDA

None

KARAMELLA LLC

Finance Director Ron Hedberg stated that in September, 2015 the EDA entered into a development agreement with Karamella, LLC for the development of the Abdallah expansion located at 147th Street and Johnny Cake Ridge Road. The development agreement provided for the development of two separate phases including two buildings, totaling approximately 120,000 square feet of manufacturing/retail space with an increase of market value of \$6.6 million.

The agreement also provided for any assistance to be provided through a Tax Increment Financing (TIF) note which would be repaid by the Tax Increment generated by the new construction. Karamella, LLC is requesting a transfer of their rights under the TIF Contract and TIF Note to their lender, KleinBank.

Discussion followed.

MOTION: of Hamann-Roland, seconded by Grendahl, adopting **Resolution No. 2015-10** approving and authorizing the execution of Assignment of TIF Contract and TIF Note from Karamella, LLC to KleinBank. Ayes - 5 - Nays - 0.

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ADJOURNMENT

MOTION: of Melander, seconded by Hooppaw, to adjourn. Ayes - 5 - Nays - 0.

The meeting was adjourned at 4:05 p.m.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Department Assistant

Approved by the Apple Valley Economic Development Authority on 1/28/16.