

ECONOMIC DEVELOPMENT AUTHORITY
City of Apple Valley
Dakota County, Minnesota
March 24, 2016

Minutes of the special meeting of the Economic Development Authority of Apple Valley, Dakota County, Minnesota, held March 24, 2016, at 6:00 p.m., at Apple Valley Municipal Center.

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

ABSENT: Commissioner Goodwin

City staff members present were: Executive Director Tom Lawell, City Attorney Michael Dougherty, City Planner Tom Lovelace, and Department Assistant Joan Murphy.

Meeting was called to order at 6:30 p.m. by Vice-President Melander.

APPROVAL OF AGENDA

MOTION: of Hooppaw, seconded by Hamann-Roland, approving the agenda. Ayes - 6 - Nays - 0.

APPROVAL OF MINUTES

MOTION: of Hamann-Roland, seconded by Maguire, approving the minutes of the meeting of January 28, 2016, as written. Ayes - 6 - Nays - 0.

CONSENT AGENDA

MOTION: of Grendahl, seconded by Maguire, authorizing JPA with Dakota County Community Development Agency for "Open to Business". Ayes - 6 - Nays - 0.

2015 METROPOLITAN COUNCIL LIVABLE COMMUNITIES DEMONSTRATION ACCOUNT (LCDA) GRANT AGREEMENT FOR VILLAGE POINTE PLAZA

City Planner Tom Lovelace stated that for consideration is an agreement transferring administrative duties of the subject LCDA grant from the City to Apple Valley Economic Development Authority (AVEDA). The City received the \$1,148,639 Metropolitan Council Livable Communities Development Account (LCDA) Grant earlier this year to assist with site acquisition funding for the 3.65-acre lot southwest of the intersection of Galaxie Avenue and 153rd Street W. property from Dakota County after the site went through the tax forfeiture process, and paid the County the \$1,148,639 for the site to prevent auction or further languishing in the marketplace. At its meeting of July 23, 2015, the City Council approved a Purchase Agreement with OneTwoOne Development, LLC, a partnership of Ecumen and Lifestyle Communities, LLC, to develop the Village Pointe Plaza project. The development is proposed to

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be a pedestrian-friendly, integrated mix of uses including 78 units of senior-owned housing, retail, office, and a boutique grocery store. The AVEDA will, on behalf of the City, facilitate the:

- Transfer of the site from the City to the developer
- Transfer of grant funds from the City to AVEDA and then to the developer
- Reimburse the City for the cost of acquisition of the development site
- Project components as shown on the preliminary sketch plan

Discussion followed.

MOTION: of Hamann-Roland, seconded by Bergman, approving Agreement for Administrative Services for 2015 Metropolitan Council Livable Communities Demonstration Account (LCDA) Grant Agreement for Village Pointe Plaza Site Acquisition (Grant No. SG014-110). Ayes - 6 - Nays - 0.

ADJOURNMENT

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

The meeting was adjourned at 6:39 p.m.

Respectfully Submitted,

/s/ Joan Murphy
Joan Murphy, Department Assistant

Approved by the Apple Valley Economic
Development Authority on 5/26/16.

/s/ Tom Goodwin
Tom Goodwin, President