

AGENDA
MAPLE PLAIN ECONOMIC DEVELOPMENT AUTHORITY
MAPLE PLAIN CITY HALL
October 1, 2018
5:30 PM

- 1. CALL TO ORDER**
- 2. ADOPT AGENDA**
- 3. APPROVAL OF MINUTES**
A. June 4, 2018
- 4. NEW BUSINESS**
A. Update from Downtown Developer
- 5. OTHER**
- 6. ADJOURNMENT**

**MINUTES AGENDA
MAPLE PLAIN ECONOMIC DEVELOPMENT AUTHORITY
MAPLE PLAIN CITY HALL
June 4, 2018
5:30 PM**

1. CALL TO ORDER

Mayor Maas-Kusske called the meeting to order at 5:30 p.m.

Present: Mayor Julie Maas-Kusske, Councilmembers Caitlin Cahill, John Fay, Mike DeLuca, Dominic Broda, and Commissioner Jack Henrich. Also Present City Administrator Robert Schoen and City Planner Mark Kaltsas,

Absent: Commissioner Dave Hoefts

2. ADOPT AGENDA

Motion by Councilmember Cahill, seconded by Councilmember Broda, to adopt the agenda for the June 4, 2018 EDA meeting. Motion passed, 6-0.

3. APPROVAL OF MINUTES

A. April 2, 2018

Motion by Councilmember Fay, seconded by Commissioner Henrich, to approve the June 4, 2018 minutes. Motion passed, 6-0

4. NEW BUSINESS

A. Update from Downtown Developer

Downtown Developer John Quinlivan spoke about the downtown project and presented visual renderings that included a four-story building that entailed retail/office/public use for the ground level and apartments for levels 2 through 4. The Maple Plain EDA asked questions regarding public gathering spaces that could be included in the project. John Quinlivan stated that he would like to know more about the future for Hwy 12 and how that could affect this project. Staff was directed to meet with both Hennepin County and the State of Minnesota to discuss the future of Hwy 12.

B. Discuss Extension of Developers Agreement

Based off of the presentation from Downtown Developer John Quinlivan, the EDA recommends to the Maple Plain City Council approval of extending the developers agreement for another year.

5. OTHER

6. ADJOURNMENT

Motion by Councilmember Cahill, seconded by Councilmember Fay to adjourn the June 4, 2018 EDA meeting. Motion passed, 6-0.



EDA Information Memorandum
October 1, 2018 - Maple Plain Economic Development Authority

Downtown Redevelopment – Project Status Update

ACTION TO BE CONSIDERED

Discussion/Provide Direction to Developer Relating to City Hall/Library Component in Redevelopment Project.

FACTS

- The City has a development agreement in place through June 2019 for the subject properties:
 - 5230 Main Street (PID No. 24-118-24-34-007).
 - 5220 Main Street (PID No. 24-118-24-34-0031).
 - 1620 Maple Avenue (PID No. 24-118-24-34-0028).
 - 5249 US Highway 12 (PID No. 24-118-24-34-0069).
- The developer presented information and concepts plans to the EDA this summer relating to the proposed redevelopment of the subject properties. At that time, the City was posed with several questions from the developer relating to the concept redevelopment plans.
 - Will the City consider closing Budd Ave. between Main Street and TH 12?
 - The City has been working with Hennepin County and MNDOT regarding the possibility of closing Budd Ave. Following the informal direction provided by the Council relating closing Budd Ave., the City developed a concept plan which shows the closure of Budd Ave. and the possibility of a signalized intersection at Main Street and TH 12 (see attached concept plan). At this time the City has received some initial comments from Hennepin County and is waiting for comments from MNDOT. The City is moving forward with the direction that Budd Ave. can be closed to accommodate downtown redevelopment. This issue will be further considered and detailed in the traffic portion of the 2040 Comprehensive Plan.
 - Will the City support the proposed concept redevelopment which includes five (5) stories of a mixture of residential and potentially office and /or retail?

- General direction relating to this issue was provided by the EDA at the time of the initial concept plan presentation. The City is generally supportive of the proposed concept redevelopment plans.
- Is the City interested in leasing space in the proposed redevelopment?
 - The City asked for more information relating to this issue from the developer. The developer has prepared additional information pertaining to the potential cost and possible space allocation for City Hall. There are several items that should be further considered relating to this issue:
 - City's current lease runs through the end of 2019.
 - City current annual lease for 2018-2019 is \$34,048.
 - City currently leases approximately 900 sf for the office/conference/storage room.
 - City currently leases approximately 1,400 sf for the community room/Council Chambers.
 - The developer would like general direction relating to the possibility of leasing space for City Hall. The original floor plan provided to the City in the concept redevelopment plans identified a shared entrance that could service the City Hall and Library. The concept plan shown below identified approximately 10,000 SF for the City Hall and Library. Following a more detailed review of the City's current and future space needs, it is generally thought that the City would need approximately 1,000 sf for office/conference and storage and another 1,500-2,000 sf for a community room and Council Chambers. This would essentially reduce the sf for City Hall and the Library to half (shown in pink). There is an opportunity to share or jointly use a programable community room/gathering space/Council Chambers. In order for the City to make a formal determination, the actual space needed by the City (likely developing a concept layout/floor plan) would need to be determined. The range of square footage creates a huge delta in what the actual cost to lease space in a new building would be. With that information to consider, and in order to move this project forward, the developer will need to better understand the desire of the City/Library to locate in the downtown redevelopment project.



- Is the Library interested in relocating to and leasing space in the proposed redevelopment?
 - The City and developer initially met with Hennepin County relating to the possibility of relocating into the proposed redevelopment. Hennepin County indicated a general interest in the project and noted that it would be willing to further study the possibility of relocating. The library relocation likely hinges on the City's direction.

Staff is seeking discussion and feedback from the EDA regarding the information presented in this memorandum and by the downtown developer.

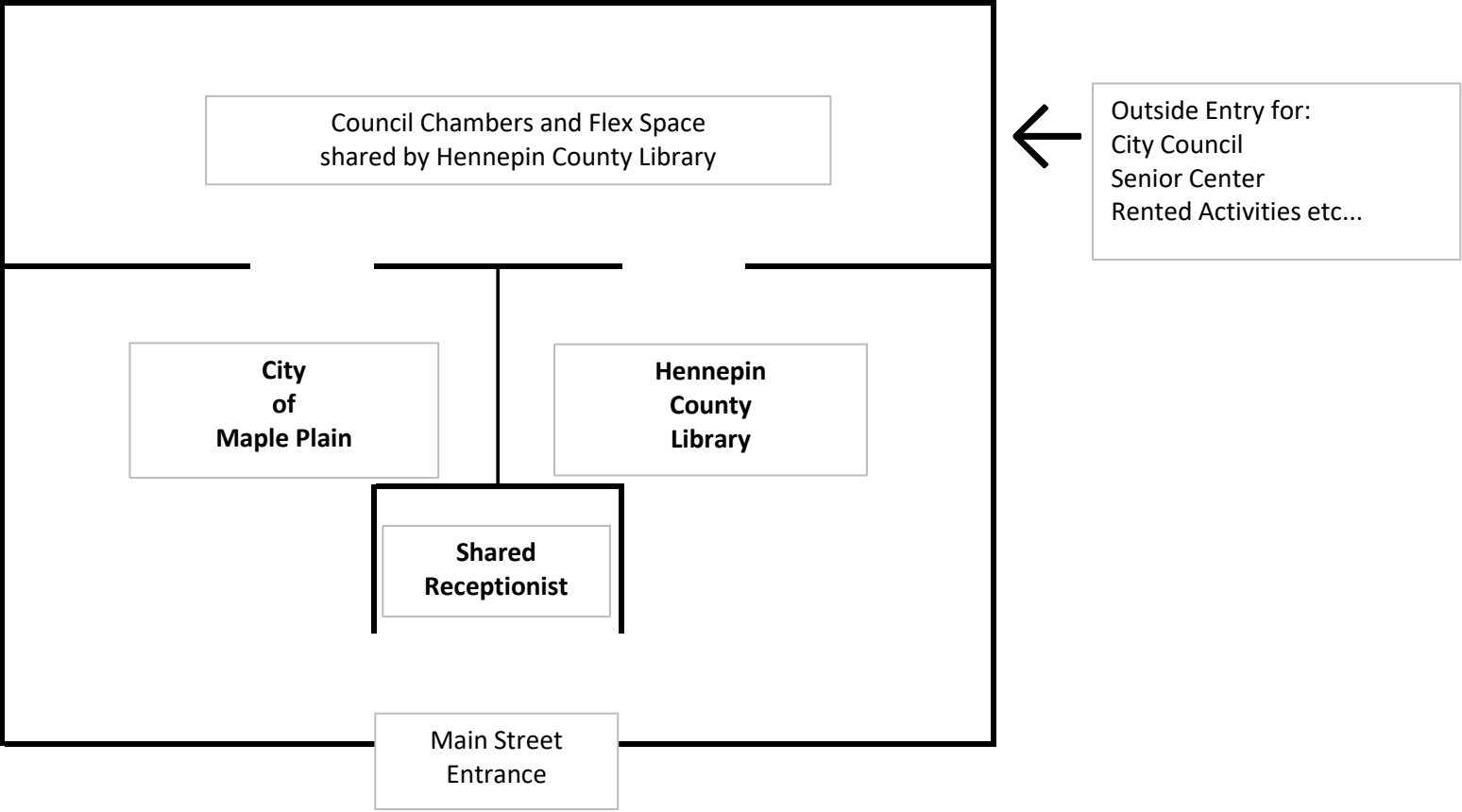
ATTACHMENTS: Concept Highway 12 Intersection Plan
Developer Proposed Lease Information/Sketch for City Hall

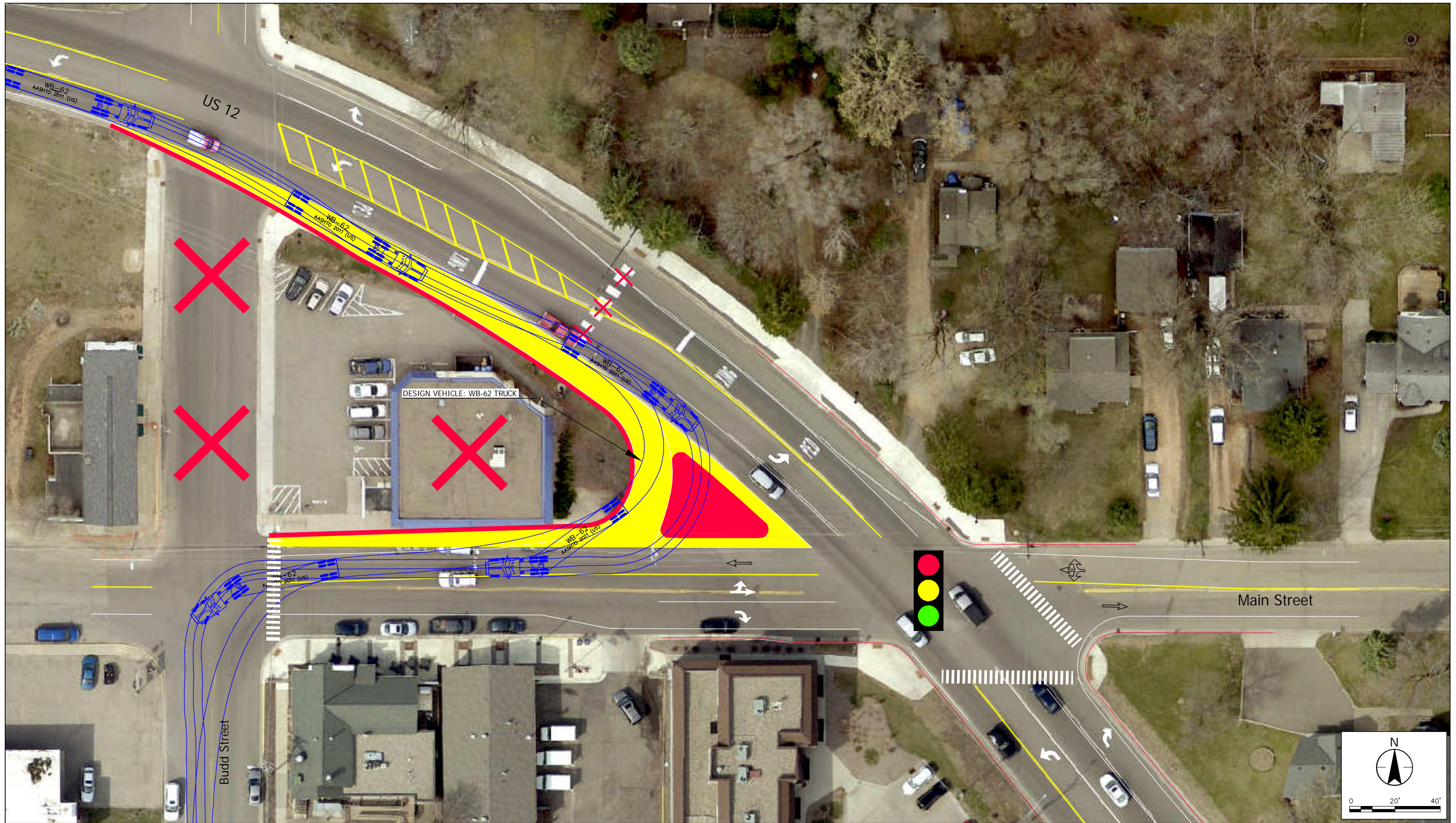
Maple Plain Downtown Development

Maple Plain City Hall

Lease Type	Triple Net
Square Footage	2500
Cost per Square Foot	\$20.00
Monthly Rent	\$4,166 + CAM and Taxes

- The cost above are projections based on the current proforma.
- When real construction costs come in, we will be able to get more detailed costs.
- We are planning for the Hennepin County Library to pay monthly rent for the flex space.

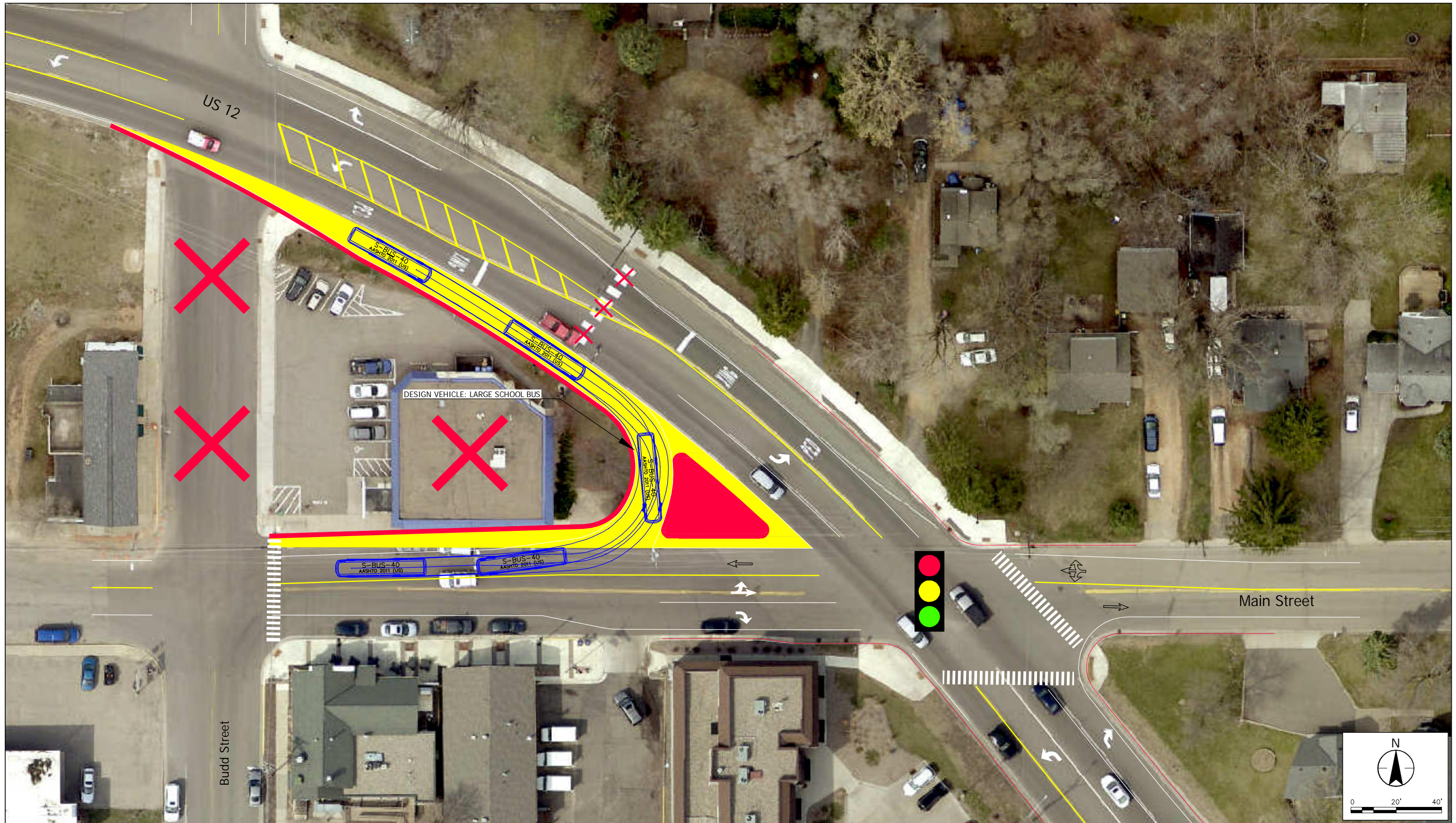




TRAFFIC SIGNAL CONCEPT - US 12 AND MAIN STREET

MAPLE PLAIN, MINNESOTA
US HIGHWAY 12 / BUDD STREET / MAIN STREET INTERSECTION IMPROVEMENTS

FIGURE 3



TRAFFIC SIGNAL CONCEPT - US 12 AND MAIN STREET

MAPLE PLAIN, MINNESOTA
US HIGHWAY 12 / BUDD STREET / MAIN STREET INTERSECTION IMPROVEMENTS

FIGURE 2



TRAFFIC SIGNAL CONCEPT - US 12 AND MAIN STREET

MAPLE PLAIN, MINNESOTA
US HIGHWAY 12 / BUDD STREET / MAIN STREET INTERSECTION IMPROVEMENTS

FIGURE 1