

AGENDA
MAPLE PLAIN ECONOMIC DEVELOPMENT AUTHORITY
MAPLE PLAIN CITY HALL
March 14, 2016
5:30 PM

- 1. CALL TO ORDER**
- 2. ADOPT AGENDA**
- 3. APPROVAL OF MINUTES**
A. September 28, 2015
- 4. DOWNTOWN DEVELOPMENT**
A. Updated timeline on Downtown
- 5. TAX INCREMENT FINANCING (TIF) PROPOSED PLAN**
A. TIF Analysis by Shannon Sweeney
- 6. OTHER**
- 7. ADJOURNMENT**

**Meeting of the Maple Plain Economic Development Authority
Meeting Minutes
September 25, 2015
Maple Plain City Hall
5:30 PM**

1. CALL TO ORDER

Chair Young called the meeting to order at 5:35 p.m.

Present: Councilmembers Justin McCoy, Dave Eisinger, Mike DeLuca, Julie Maas-Kusske and Mayor Jerry Young. EDA Members, Jack Henrich and Dave Hoefs. City Planner, Mark Kaltsas and City Engineer, Dan Boyum were present. City Administrator, Tessia Melvin was absent.

2. ADOPT AGENDA

Councilmember McCoy moved to adopt the September 25 agenda; Councilmember DeLuca seconded. Motion passed 7-0.

3. APPROVAL OF THE MINUTES

Councilmember McCoy moved to adopt the July 13, 2015, EDA Minutes; EDA Member Henrich seconded. Motion passed 7-0.

4. DEVELOPER AGREEMENT FOR DOWNTOWN DEVELOPMENT

Shannon Sweeney presented a TIF District for the Downtown Development. This presentation included the definition of TIF, purpose of TIF, how to administer TIF and benefits and issues with TIF.

5. FEASIBILITY STUDY

City Engineer, Dan Boyum presented a timeline for the Downtown Development project:

1. Council to authorize feasibility study in October 2015
2. Engineer to prepare feasibility report. Depending upon situations, there are times when a preliminary survey is done (1-1.5 months)
3. Council receives and reviews the Feasibility Report and sets a Public hearing by resolution. The Public Hearing needs to be advertised twice in local papers. Property owners need to be mailed a copy of the notice at least 10 days before the hearing.
4. Public Hearing is held, typically at a Council Meeting date, but can be held on a separate evening.
5. Plans and Specifications are prepared. Generally 2-3 months depending upon the scope of the project and agencies involved.
6. Council approves the plans and specifications and sets bid opening
7. Bidding 3-weeks to one month

8. Bid Opening and Bid Award of the Project

6. OTHER BUSINESS

Young moved to adjourn; Henrich seconded. Motion passed 7-0. Meeting adjourned at 6:25 p.m.

Prepared by
Tessia Melvin, City Administrator



DDA

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March 10, 2016

Maple Plain Economic Development Authority
Attn: Tessia Melvin, City Administrator
500 Independence Street
Maple Plain, MN 55359

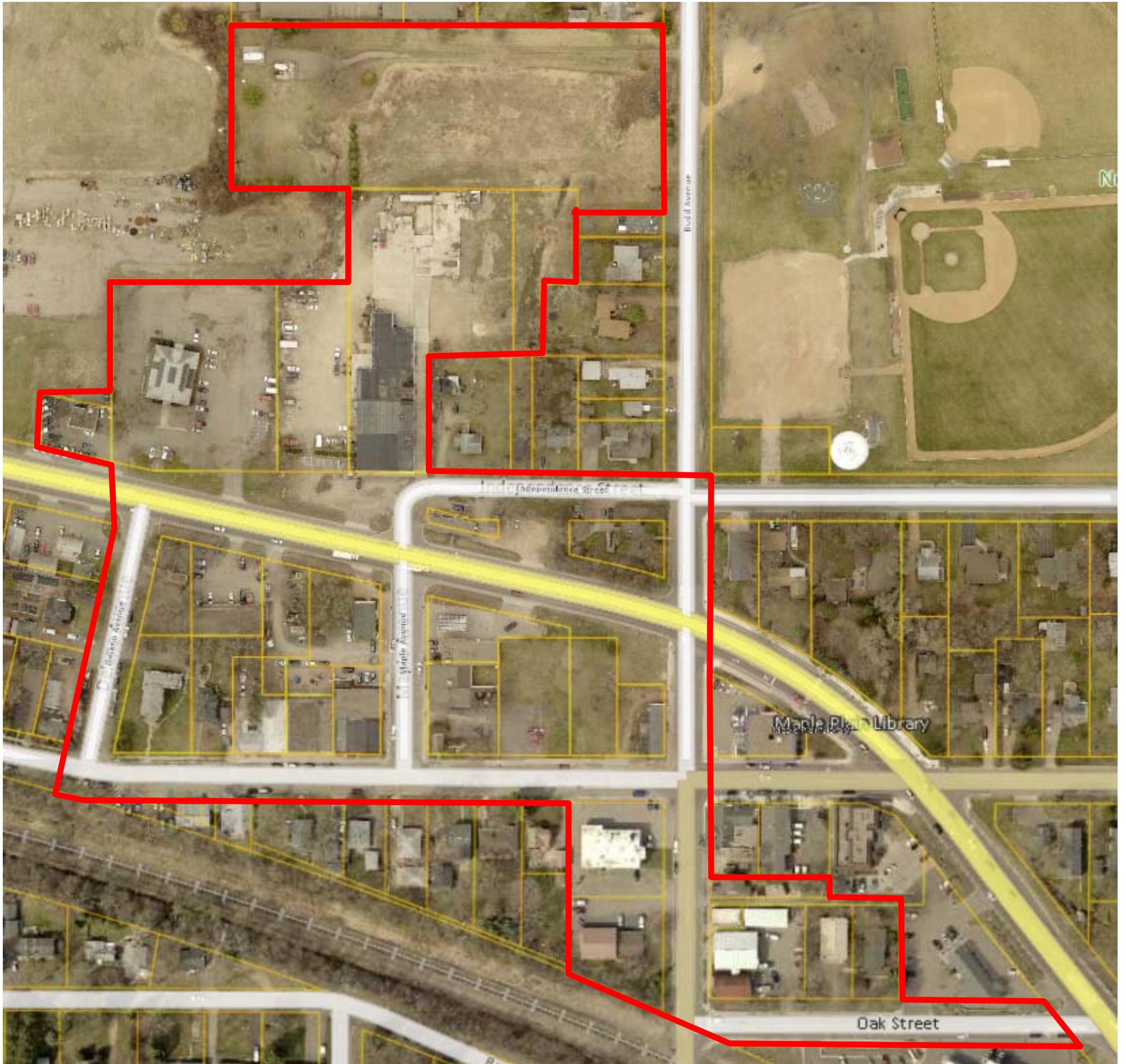
Dear Administrator Melvin:

We have had preliminary discussions with regard to the boundaries of a redevelopment tax increment financing district that would assist in the implementation of the proposed commercial redevelopment project. The boundaries proposed extend beyond the project area in hopes of encouraging other redevelopment activity in the downtown.

Attached for discussion with the Economic Development Authority you will find a map of the proposed district boundaries and a parcel listing. Please feel free to contact me at your convenience if you have any questions in advance of the meeting. Thank you for your time and consideration.

Sincerely,

Shannon Sweeney, Associate
David Drown Associates, Inc.



City of Maple Plain, Minnesota
TIF District No. ____

Parcels and Valuations

Tax ID #	Property Address	Owner	Land Use	Substandard Buildings	Parcel Size	Improved	2015/2016 Valuations			
							Land	Building	Total	Tax Capacity
2411824340069	5249 US Hwy 12	ML&G, Inc.	Com	yes	10623	yes	79,000	169,000	248,000	4,210
2411824340028	1620 Maple Avenue	City of Maple Plain	Com	yes	12870	yes	83,000	240,000	323,000	5,710
2411824340070	5230 Main Street East	City of Maple Plain	Com	No	16335	yes	106,000	-	106,000	2,120
2411824340031	5220 Main Street E	City of Maple Plain	Com	No	10889	?	70,800	-	70,800	1,416
2411824340032	5210 Main Street East	Magnolia 8 Properties, LLC	Res Non-Home		6600	yes	70,000	161,000	231,000	3,353
2411824340080	1741 Budd Avenue	Adlon Land Acq., LLC	Com	No	143,261		421,000	-	421,000	7,670
2411824340010	5260 Independence Street	Clair T. Rood	Ind	No	15,928		8,000	-	8,000	120
2411824340017	5260 Independence Street	Clair T. Rood	Com		71,628	yes	202,000	49,000	251,000	4,270
2411824340018	5260 Independence Street	Clair T. Rood	Com	No	26,704		14,000	-	14,000	210
2411824340019	5300 US Highway 12	Country School House, LLC	Com		61,382	yes	183,000	357,000	540,000	10,050
2411824340020	5330 US Highway 12	Gary Keller	Com		7,480	yes	100,000	38,000	138,000	2,070
2411824340037	1644 Delano Avenue	Sandi Millar	Res-Non Home		7,728	yes	62,000	73,000	135,000	1,688
2411824340036	5285 US Highway 12	Ironwood Properties, LLC	Ind		11,849	yes	83,000	159,000	242,000	4,090
2411824340035	5285 US Highway 12	Ironwood Properties, LLC	Com	No	8,681	yes	71,000	-	71,000	1,065
2411824340034	5269 US Highway 12	Russell Jerde	Com/Res Non Home		12,337	yes	69,000	131,000	200,000	2,765
2411824340044	5270 Main Street East	5270 Main Street, LLC	Com		8,167	yes	71,000	263,000	334,000	5,930
2411824340042	5280 Main Street East	John James	Com		5,445	yes	54,000	196,000	250,000	4,250
2411824340043	5280 Main Street East	John James	Com	No	3,094	yes	12,000	-	12,000	180
2411824340039	5280 Main Street East	John James	Com	No	1,732	yes	7,000	-	7,000	105
2411824340076	5290 Main Street East	Chris Palm	Res-Home/Res-Non Home/Com		8,257	yes	76,000	176,000	252,000	2,413
2411824340074	5300 Main Street East	Timothy Crolley	Res-Home		10,800	yes	57,000	91,000	148,000	1,241
2411824340073	5310 Main Street East	Cowhn, LLC	Com		14,951	yes	79,000	81,000	160,000	2,450
2411824340025	5250 US Highway 12	Davcar Properties, LLC	Res-Non Home/Com		2,034	yes	53,000	155,000	208,000	2,913
2411824340023	1649 Budd Avenue	Dana J Oas	Res-Home		8,339	yes	37,000	86,000	123,000	968
2511824210132	5215 Maint Street East	Wamm, LLC	Res-Non Home/Com		17,424	yes	85,000	336,000	421,000	5,645
2511824210133	1565 Budd Avenue	M&K Associates	Com		17,721	yes	89,000	104,000	193,000	3,110
2511824120059	1574 Budd Avenue	Retire Me, LLC	Res-Non Home		4,950	yes	52,000	77,000	129,000	1,613
2511824120071	1570 Budd Avenue	Joan Edwards	Com		1,451	yes	20,000	65,000	85,000	1,275
2511824120072	1564 Budd Avenue	Kevin Schmid	Com		15,973	yes	84,000	169,000	253,000	4,310
2511824120080	5180 Oak Street	Joseph Mandal	Res-Non Home		8,712	yes	47,000	113,000	160,000	2,000
2511824120081	5160 Oak Street	JKP Properties, LLC	Res-Home		8,712	yes	44,000	115,000	159,000	1,988
							<u>2,488,800</u>	<u>3,404,000</u>	<u>5,892,800</u>	<u>91,195</u>