

President:
Mark Steffenson
Vice President:
Karen Jaeger
Treasurer:
Judy Hanson
Secretary:
Heidi Nelson
Commissioners:
Phil Leith
Kristy Barnett



Economic Development Authority
Agenda
September 6, 2022

Address:
12800 Arbor Lakes Pkwy
Maple Grove, MN 55369

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CALL TO ORDER

1. REGULAR ITEMS

A. EDA Minutes - August 1, 2022

Documents:

[August 1, 2022 EDA Minutes.pdf](#)

B. Adopt EDA Resolution 35 Proposed 2023 EDA Tax Levy

Documents:

[EDA Adopt Proposed 2023 EDA-HRA Tax Levy.pdf](#)
[Attachment A EDA Resolution No. 35.Pdf](#)

ADJOURNMENT

Motion by _____ seconded by _____ to adjourn.

Meeting adjourned at _____.

Maple Grove Economic Development Authority

DRAFT meeting minutes

August 1, 2022

DRAFT

(Delete this when final edits are complete)

Call to order

Pursuant to call and notice thereof, an Economic Development Authority meeting of the Maple Grove City Council was held at 7:35 p.m. on August 1, 2022 at the Maple Grove Government Center/Public Safety Facility, Hennepin County, Minnesota.

Members present were President Mark Steffenson, Vice President Karen Jaeger, Secretary Heidi Nelson, Treasurer Judy Hanson, and Commissioner Kristy Barnett. Absent was Commissioner Phil Leith. Present also were; Joe Hogeboom, Community and Economic Development Director; Brett Angell, Assistant Community & Economic Development Director; Peter Vickerman, Planning Manager; Ken Ashfeld, Director of Public Works/City Engineer; and Justin Templin, City Attorney.

President Steffenson called the meeting to order at 7:35 p.m.

Approval of May 16, 2022 minutes

Motion by Commissioner Barnett, seconded by Treasurer Hanson, to approve the May 16, 2022 Economic Development Authority meeting minutes. Upon call of the motion by President Steffenson, there were four ayes and no nays. Motion carried.

Arbor Lakes Business Park III Gravel Mining Area TIF Development Agreement

Assistant Community and Economic Development Director Angell requested the EDA consider a TIF Development Agreement related to Arbor Lakes Business Park Phase II, Building B. He explained this was the fourth building within this development. He commented on the TIF request in further detail, noting this building would be included in the GMA TIF District and recommended approval of the request.

Vice President Jaeger questioned when the applicant would begin paying for this project. Assistant Community and Economic Development Director Angell explained this would begin in 2024.

Vice President Jaeger requested further information regarding the but-for test. Assistant Community and Economic Development Director Angell provided the Council with further

information on the but-for test and how this was evaluated by staff to see if TIF was plausible for projects.

Vice President Jaeger inquired how many TIF districts the city has in place at this time. Assistant Community and Economic Development Director Angell explained the city had the GMA TIF district, the Hilger district, the Chapel Wood housing district and the Promed district.

Motion by Treasurer Hanson, seconded by Commissioner Barnett, to approve opening the public hearing for comment on the TIF request. Upon call of the motion by President Steffenson, there were four ayes and no nays. Motion carried.

The TIF Public Hearing opened at 7:42 p.m.

There were no comments from the public.

Motion by Treasurer Hanson, seconded by Commissioner Barnett, to close the TIF Public Hearing at 7:43 p.m. Upon call of the motion by President Steffenson, there were four ayes and no nays. Motion carried.

Motion by Commissioner Barnett, seconded by Treasurer Hanson, to approve adopting EDA Resolution No. 34 authorizing the execution of a TIF Development Agreement related to Arbor Lakes Business Park Phase II, Building B. Upon call of the motion by President Steffenson, there were four ayes and no nays. Motion carried.

Adjournment

Motion by Vice President Jaeger, seconded by Commissioner Barnett, to adjourn to the City Council meeting. Upon call of the motion by President Steffenson, there were four ayes and no nays. Motion carried.

The meeting was adjourned at 7:45 p.m. by President Steffenson.

Respectfully submitted,

Heidi Nelson
EDA Secretary



REQUEST FOR EDA ACTION

MEETING DATE: September 6, 2022
PREPARED BY: Greg Sticha, Finance Director GS
AGENDA ITEM: Adopt Proposed EDA-HRA Tax Levy

PREVIOUS ACTIONS:

The HRA has adopted a tax levy of \$150,000 since 1999.

City Council, at their, May 1, 2017 meeting, adopted Resolution No. 17-057 Enabling the Creation of an Economic Development Authority in the City of Maple Grove.

RECOMMENDED EDA ACTION:

Motion to adopt EDA Resolution No. 35, A Resolution Setting a Proposed Tax Levy for 2023.

COMMENTS:

The enabling resolution for the EDA adopted the powers of an HRA. An HRA has the ability under M.S.A. 469.033, subd. 6 to levy a tax to be collected from all property within the City. The proposed 2022 levy of \$150,000 will be used for administrative costs and various funding commitments for housing programs. The EDA will also be using income from the existing scattered site housing units to supplement the tax levy.

ATTACHMENTS:

Attachment A: Resolution No. 35

A RESOLUTION SETTING A PROPOSED TAX LEVY FOR 2023
EDA RESOLUTION NO. 35

WHEREAS, the Maple Grove Economic Development Authority enabling resolution adopt all the powers of a Housing and Redevelopment Authority and;

WHEREAS, the Maple Grove Economic Development Authority has the authority under M.S.A. 469.033 subd. 6 to levy a tax to be used for housing related activities and;

WHEREAS, it is the Maple Grove Economic Development Authority's intent to levy the total sum in 2023 of \$150,000 as taxes against property in the City of Maple Grove.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF MAPLE GROVE, MINNESOTA, AS FOLLOWS:

1. That a proposed tax levy for 2023 in the sum of \$150,000 is herein ordered levied against the properties in the City of Maple Grove for HRA expenditures.

The motion for the adoption of the foregoing resolution was made by Commissioner _____, seconded by Commissioner _____, and upon a vote being duly taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following were absent:

WHEREUPON, said Resolution was declared duly passed and adopted the 6th day of September, 2022.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.
CITY OF MAPLE GROVE)

I, the undersigned, being the appointed Secretary of the Economic Development Authority of Maple Grove, Minnesota, hereby certify that the above and foregoing EDA Resolution No. 35 is a true and correct copy of the Resolution as adopted by the Economic Development Authority of Maple Grove, Minnesota, on the 6th day of September, 2022.

Executive Director
Economic Development Authority
of Maple Grove, Minnesota