



**MINUTES**  
**ECONOMIC DEVELOPMENT AUTHORITY MEETING**  
**MAPLE PLAIN CITY HALL**  
**January 12, 2026**  
**7:00 PM**

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**1. CALL TO ORDER**

Chair Julie Maas-Kusske called the meeting to order at 7:00 PM

PRESENT: Chair Julie Maas-Kusske, Commissioner Mike DeLuca, Commissioner Connie Francis, Commissioner Andrew Burak, Commissioner Rochelle Arvizo, Commissioner Jack Henrich, and Commissioner Adam Warden

STAFF PRESENT: City Administrator Jacob Schillander, Assistant City Administrator Kevin Larson and City Planner Mark Kaltsas

**2. ADOPT AGENDA**

Commissioner Burak made a motion to approve the meeting agenda. Seconded by Commissioner Warden.

Voting Yea: Chair Maas-Kusske, Commissioner DeLuca, Commissioner Francis, Commissioner Burak, Commissioner Arvizo, Commissioner Jack Henrich, and Commissioner Adam Warden

Motion Passed 7-0

**3. MINUTES**

A. 10-13-25 Economic Development Authority Meeting Minutes

Assistant City Administrator Larson noted a correction to the adjournment motion, clarifying that the second was made by Commissioner Burak rather than a councilmember. Citing that it was a typo on his part.

Motion by Commissioner Warden to approve the minutes as amended. Commissioner Burak seconded the motion.

Voting Yea: Chair Maas-Kusske, Commissioner DeLuca, Commissioner Francis, Commissioner Burak, Commissioner Arvizo, Commissioner Jack Henrich, and Commissioner Adam Warden

Motion Passed 7-0

#### 4. OLD BUSINESS

##### A. Downtown Redevelopment

###### **Staff Overview**

City Planner Mark Kaltsas presented an update on the Downtown Maple & Main redevelopment project. He reported the developer has executed Phase 2 of the purchase agreement and submitted all entitlement applications, including site plan review, rezoning to Planned Unit Development, and both preliminary and final plat applications. Staff has updated the Tax Increment Financing (TIF) certification work and continued environmental investigation, and the City Council has authorized a downtown public infrastructure feasibility study. Kaltsas noted that recent soil borings identified deeper unusable soils that would require substantial removal and replacement, causing the developer to reconsider the original plan. The developer is proposed a below-grade parking level and increase the total unit count from 71 to 95 units by adding an additional story.

###### **Commission Direction**

The Commission provided consensus direction to proceed with the revised concept reflecting 95 residential units and a two-level parking configuration. Staff was authorized to continue preparing the entitlement schedule, maintain the planned timeline for Planning Commission and City Council review, and advance TIF and related financial actions consistent with the revised development proposal. No formal motion was taken, but the Commission supported carrying the updated plan forward.

#### 5. NEW BUSINESS

No new business was introduced.

#### 6. OTHER BUSINESS

No additional items were brought forward.

#### 7. ADJOURNMENT

Commissioner Warden made a motion to adjourn. Seconded by Commissioner Burak.

Voting Yea: Chair Maas-Kusske, Commissioner Deluca, Commissioner Francis, Commissioner Burak, Commissioner Arviso, Commissioner Henrich and Commissioner Warden

Motion Passed 7-0

The commission adjourned at 7:14

I, Jacob W. Schillander, being duly sworn, depose and say:

That I am the City Administrator of the City of Maple Plain, and that the foregoing minutes are a true and correct record of the meeting held on the date indicated above at Maple Plain City Hall. I certify that the minutes accurately reflect all actions taken, including votes, motions, resolutions, and ordinances, and that they are in compliance with all applicable legal requirements.

Signed:



Jacob W. Schillander  
City Administrator