

Maple Plain Economic Development Authority Workshop Meeting Minutes

Maple Plain City Hall, February 10, 2025, 7:00 p.m.

Call to Order

The meeting was called to order at 7:00 p.m. by Chairperson Maas-Kusske.

Members present were Economic Development Authority Commissioners Julie Maas-Kusske, Mike DeLuca, Rochelle Arvizo, Connie Francis, Andrew Burak, Adam Warden, City Administrator Jacob Kolander, and Assistant City Administrator Kevin Larson.

Absent was Commissioner Jack Henrich

Adopt Agenda

Motion to adopt the agenda was moved by Commissioner Francis and seconded by Commissioner Warden. 6-0

Consent Agenda

The consent agenda for approving minutes was pulled due to the workshop nature of the meeting, which doesn't allow official business.

New Business

Baker Trail Villas Update

City Administrator Kolander provided the EDA an update. Kolander recapped discussions that were held with John Ressler, the developer, about an adjustment of \$6,300 on his escrow billing, mainly due to a change order for fire hydrants. The balance is now settled with a zero balance. A reduction in the letter of credit is currently on hold due to an issue with a sewer line that requires repair. New technology might allow fixing without digging up roads.

City Administrator Kolander provided the EDA with an update on discussions with developer John Ressler regarding an adjustment of \$6,300 to his escrow billing, primarily related to a change order for fire hydrants. This adjustment has been applied, and the escrow account now has a zero balance.

However, a reduction in the letter of credit remains on hold due to an outstanding sewer line issue requiring repair. The city is exploring new technology that may allow for repair without the need for digging up roads.

EDA Plan for 2025

City Administrator Kolander outlined a new structure for staff support of the Economic Development Authority (EDA). Under this arrangement, Assistant City Administrator Larson will lead business outreach efforts for the EDA, while City Administrator Kolander will focus on new development initiatives. This division of responsibilities is intended to balance the workload and provide Assistant City Administrator Larson with additional experience.

Comfort Haven Proposal

City Administrator Kolander provided an update on an application for assisted living and memory care facilities at the former Haven Homes site. In coordination with this project, efforts are underway to revise public safety response policies, particularly regarding lift assists.

Comfort Haven intends to reduce the strain on public safety resources by ensuring that the fire department is not automatically dispatched for non-critical lift assists.

The proposed facility will feature new windows, updated siding, and a drive-through access point. The plans include 39 assisted living units and 22 memory care units and are scheduled for review by the Planning Commission in March 2025.

Closed Session

A motion was made by Commissioner Burak, seconded by Commissioner Warden, to enter a closed session pursuant to Minnesota Statute §13.D.05, subd. 3(a.3) to discuss to develop an offer for the purchase of property. The motion passed, 6-0.

The closed session closed began at 7:16 pm.

A motion by Commissioner Francis was made to come out of closed session, Seconded by Commissioner Burak, the motion passed, 6-0.

The Economic Development Authority came out of closed session at 8:04 pm.

Adjournment

A motion to adjourn was made by Commissioner Francis and seconded by Commissioner Burak. Motion passed 6-0. The meeting was adjourned at 8:05 pm.

I, the undersigned, Jacob Kolander, City Administrator in and for the City of Maple Plain, Minnesota, do hereby certify that the above and foregoing is a true and correct copy of the minutes.

Respectfully submitted by:

