

Maple Plain Economic Development Authority Meeting Minutes

Maple Plain City Hall, October 14, 2024, 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 Maas-Kusske, DeLuca, Fay, Francis, Burak, Warden, City Administrator Kolander, City Planner Kaltas. Absent was Commissioner Henrich

Adopt Agenda

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

Approval of Previous Minutes

The minutes from the April 8, 2024, meeting was presented for approval.

Motion to approve was made by Commissioner Fay and seconded by Commissioner Burak.

A concern was raised by Commissioner DeLuca regarding the minutes not clearly indicating Chair Julie's presence. The minutes were approved with the changes and passed 6-0

New Business

City Planning Updates

1741 Budd Street Project

A multifamily housing project with 54 market-rate units in two buildings (Phase One) and 42 additional units with underground and surface parking (Phase Two) is under review. The Planning Commission will meet in November, with construction estimated to begin within 20 months.

5370 Highway 12 Minor Subdivision

The subdivision of the 6.5-acre former RotoMold site is under review. A Developer is proposing a 60,000 sq. ft. facility on the subdivided land. The Planning Commission will review the subdivision at the November Planning Commission meeting.

Baker Park Villas

Public improvements are being installed, and construction is preparing to go vertical.

Gateway Site Development

Discussions with developers for a commercial use of the site are ongoing, with a decision expected in the next 90 days.

Former Wenck Building

Despite being zoned for industrial use, there is interest in converting the site for residential purposes.

Downtown Property Discussion

Purchase Agreement with Maple Development LLC

The developer defaulted on the agreement for the redevelopment of the city-owned properties as of October 1, 2024. The cancellation of the agreement is set for November 8, 2024, and the city will retain \$10,000 in escrow funds.

Miss Voorhees Property

The EDA is considering an offer to forgive \$83,000 in assessments in exchange for gaining full control of the property. The total tax liability is estimated at \$135,000, and staff will provide a detailed breakdown before presenting findings at the December EDA meeting.

Nutridyn Building

Nutridyn is expanding its warehouse and renovating the facade. The project is progressing according to the approved plans, with future plans to improve the building's facade and landscaping.

Adjournment

Motion to adjourn was made by Commissioner Warden and seconded by Commissioner Burak. Motion passed 6-0. The meeting was adjourned at 7:36 p.m.

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:

