



MINUTES
ECONOMIC DEVELOPMENT AUTHORITY MEETING
MAPLE PLAIN CITY HALL
October 13, 2025
7:00 PM

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, and Commissioner Adam Warden

ABSENT: Commissioner Jack Henrich

STAFF PRESENT: City Administrator Jacob Schillander and City Planner Mark Kaltsas

2. ADOPT AGENDA

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

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

Motion Passed 6-0

3. MINUTES

A. 09-08-25 Economic Development Authority Meeting Minutes

Motion to approve 09-08-25 Economic Development Authority Meeting Minutes made by Commissioner Francis, seconded by Commissioner Warden.

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

Motion Passed 6-0

4. OLD BUSINESS

A. Downtown Redevelopment

This meeting will be recorded and then posted to the City website within 3 to 5 business days.
The City Council may meet as a group for dinner.

City Planner Kaltsas provided an update on the downtown redevelopment project. The developer has completed several key items, including the property survey, an updated site plan that reflects the City's preferred street and sidewalk layout, a market study, and a revised pro-forma. Financial commitments for the project have been secured. On the City side, City Planner Kaltsas has revised Tax Increment Financing (TIF) projections, prepared a TIF approval calendar to align with the entitlement process, and is prepared to initiate both the TIF building certification and the next phase of the environmental study. The developer has completed all due diligence required under Phase 1 of the Purchase Agreement and has expressed interest in moving forward to Phase 2.

Next steps identified include initiating the TIF building certification with a proposal from LHB Architects, undertaking the next environmental study and Response Action Plan with Stantec, and moving forward with the public infrastructure feasibility study, which will be considered by the City Council on October 27. The developer also intends to submit a full entitlement package, including site plan review and plat applications, within the next two to three weeks.

The developer has requested that the City consider additional financial assistance to address a remaining funding gap. Options under review include increasing the developer's share of TIF or reducing or eliminating certain City fees. City Planner Kaltsas requested discussion and direction from the EDA on the developer's funding request, as well as guidance on whether to recommend City Council approval of contracts for the TIF certification and environmental study at the October 27 meeting.

EDA Direction: Approves increasing the developer's share of TIF from 70% to 75% and keeping the City fees intact. Bring the TIF change and environmental study for boring to the October 27th Business Meeting.

5. NEW BUSINESS

6. OTHER BUSINESS

7. ADJOURNMENT

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

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

Motion Passed 6-0

The commission adjourned at 7:38

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:



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