

CITY OF MAPLE PLAIN

Resolution No. 2026-0427-03

A RESOLUTION APPROVING THE MAPLE & MAIN ENVIRONMENTAL RESPONSE FUND GRANT PROJECT AND APPLICATION

WHEREAS, the City of Maple Plain (the “City”) is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City has been working for more than 20 years to assemble and redevelop properties located at the intersection of Main Street and Maple Avenue in the City’s downtown area, with the property identification numbers 2411824340069, 2411824340028, 2411824340070, 2411824340031, and 2411824340033 (the “Property”); and

WHEREAS, the City Council, at its February 23, 2026, meeting, approved a Rezoning, Planned Unit Development, Site Plan, Preliminary Plat, and Final Plat to allow the construction of a four-story, 95-unit market rate multifamily residential apartment building on the Property, to be known as Maple & Main (the “Project”); and

WHEREAS, the City’s Economic Development Authority has approved the establishment of Tax Increment Financing (TIF) District No. 2-1, a Redevelopment TIF District, to provide financial assistance to support the Project, which has been determined to be not financially feasible without public assistance; and

WHEREAS, an independent evaluation confirmed that 100% of the existing structures on the Property are structurally substandard, and the Property has known environmental conditions requiring investigation, cleanup, and specialized ventilation systems that must be addressed as part of the redevelopment; and

WHEREAS, Hennepin County Environment and Energy Department administers the Environmental Response Fund (“ERF”) grant program to assist with the investigation and cleanup of contaminated properties in support of redevelopment; and

WHEREAS, the City desires to submit an application to Hennepin County for an ERF grant to assist with the costs of environmental cleanup and remediation associated with the Project; and

WHEREAS, the City Council has reviewed the Project and the proposed ERF grant application and finds that the Project serves a public purpose by eliminating substandard and environmentally impaired conditions, providing new workforce and market rate rental housing in a community that has lacked such options for more than 50 years, and advancing the redevelopment of a key downtown site in a manner consistent with the City’s Comprehensive Plan and downtown development goals.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maple Plain as follows:

1. The City Council hereby approves the Maple & Main Environmental Response Fund grant project, for which an Environmental Response Fund grant application is being submitted to the Hennepin County Environment and Energy Department by the City of Maple Plain.
2. The Mayor and City Administrator are hereby authorized and directed to execute and submit the ERF grant application to Hennepin County on behalf of the City, and to execute any agreements, certifications, or other documents required in connection with the ERF grant award, subject to review and approval of the City Attorney.
3. City staff is authorized to take all actions necessary to carry out the purposes of this Resolution.

This Resolution was adopted by the City Council of the City of Maple Plain on this 27th day of April 2026, by a vote of ____ ayes and ____ nays.

Julie Maas-Kusske, Mayor

ATTEST:

Jacob Shillander, City Administrator

I certify that the above resolution was adopted by the City Council of the City of Maple Plain on _____, 2026.

Signed: _____

Title: _____

Date: _____