



AGENDA
ECONOMIC DEVELOPMENT AUTHORITY MEETING
MAPLE PLAIN CITY HALL
April 13, 2026
7:00 PM

- 1. CALL TO ORDER**
- 2. ADOPT AGENDA**
- 3. MINUTES**
 - A.** Meeting Minutes from 01/12/2026
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A.** MU-B Townhome Development
- 6. OTHER BUSINESS**
 - A.** Staff Report - Business Visit
- 7. ADJOURNMENT**



**MINUTES
ECONOMIC DEVELOPMENT AUTHORITY MEETING
MAPLE PLAIN CITY HALL
January 12, 2026
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, 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 Arvizo, 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



Executive Summary

Economic Development Authority

AGENDA ITEM:	MU-B Townhome Development
PREPARED BY:	Mark Kaltsas, City Planner
RECOMMENDED ACTION: Discussion	

Please see the report from City Planner Mark Kaltsas



ECONOMIC DEVELOPMENT AUTHORITY
Concept Redevelopment of the Property Located Adjacent to 5370 Hwy 12
April 13, 2026

DISCUSSION:

City staff has been in preliminary discussions with Equinox Development Partners regarding the potential redevelopment of the property located adjacent to 5370 Highway 12. The subject property consists of approximately 6.5 acres and is currently zoned Mixed-Use Budd Avenue (MU-B). Multi-family residential development, including townhomes, is a permitted use within the MU-B zoning district.

SUBJECT PROPERTY



The developer is proposing a conceptual redevelopment plan that would consist of approximately 85 rental townhome units. The concept plan is intended to facilitate early discussions with the City and the EDA regarding general land use compatibility, site access, connectivity, and the potential use of financial assistance tools to support redevelopment of the site.

The City has previously reviewed the property conditions and determined that the site would qualify for redevelopment tax increment financing (TIF) under Minnesota statutes. The developer has indicated that it would seek City participation in the form of redevelopment TIF assistance should the project move forward beyond the concept stage.

Access:

As part of the preliminary discussions, City staff and the developer have reviewed vehicle and pedestrian access opportunities for the site:

- The developer has secured the ability to connect the development north to Pioneer Creek Drive, which would provide an internal local access point.
- The site would also include vehicular access to Highway 12, subject to MnDOT review and approval.
- The City has expressed interest in evaluating additional pedestrian connectivity, including potential pedestrian access points toward Highway 12 and the existing HAWK pedestrian signal, to improve safety and connectivity for future residents.
- Additional pedestrian routes and connections would be reviewed in more detail if the project advances to formal land use applications.

Funding:

Equinox Development Partners has indicated that redevelopment assistance in the form of redevelopment TIF would be requested to support the feasibility of the project. While detailed financial information has not yet been submitted, staff notes the following:

- The City has already made a preliminary determination that the property would meet the statutory criteria for redevelopment TIF.
- No specific TIF structure, duration, or participation level is being proposed at this time.
- Any future request for TIF assistance would require:
 - Formal application materials
 - Detailed financial feasibility analysis
 - TIF plan preparation
 - EDA recommendation and City Council approval

At this stage, staff is seeking policy-level feedback rather than approval of any financing terms. The purpose of this memorandum and EDA discussion is to provide an opportunity for the Authority to offer initial, high-level feedback on the following:

- General appropriateness of the concept plan from a land use and redevelopment perspective
- Alignment of the proposed multi-family townhome development with City economic development goals

- Preliminary willingness to further explore redevelopment TIF as a potential financing tool for the site
- Key issues or considerations that should be addressed if the project advances to a formal application

This concept review does not represent approval of a land use application, site plan, subdivision, or any financial assistance.

Process/Next Steps:

If the EDA provides favorable feedback and the developer chooses to proceed, the anticipated next steps would include:

- Submittal of a formal concept plan and narrative
- Market and financial feasibility analysis
- Discussion of potential TIF structure and eligibility
- Formal land use applications (planned unit development, rezoning to PUD, site plan, platting)
- Environmental review, as applicable
- EDA recommendation and Planning Commission consideration and recommendation of the land use and City Council consideration of TIF and land use approvals

The EDA is asked to review the concept plan and provide initial feedback and policy direction related to general land use considerations and the potential use of redevelopment TIF for the project. No formal action or recommendation is required at this time unless directed by the Authority.

Attachments:

Concept Plan (Equinox Development Partners)

CONCEPT DESIGN - Maple Plain Townhomes



Maple Plain Townhomes



April 13, 2026



Project Summary

Unit Count

Total of +/- 85 Townhomes

Potential Unit Mix

- 1 Bedrooms
- 2 Bedrooms + Den
- 3 Bedrooms + Den

Variety of floor plans, including one level living units.

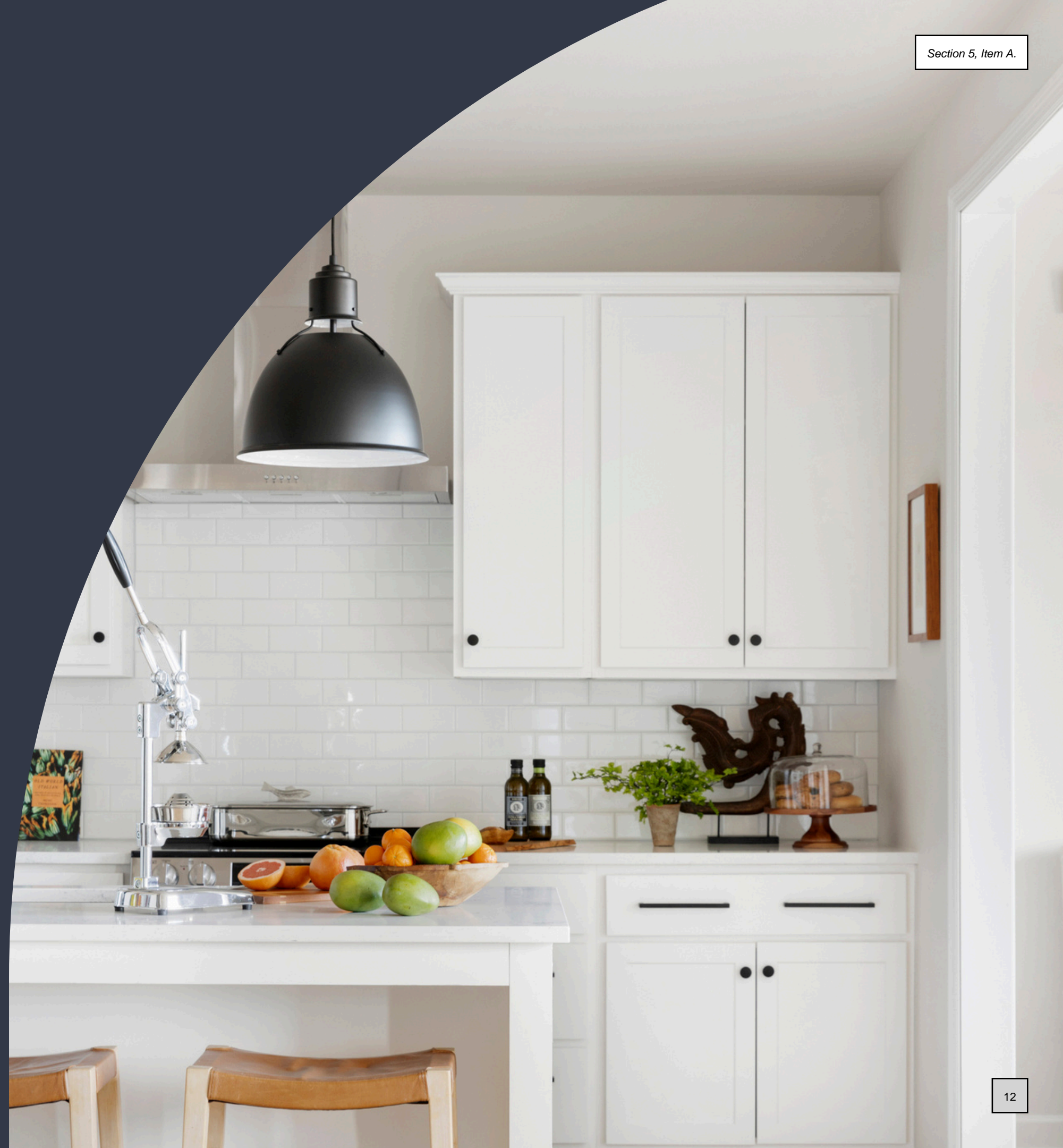


Modern Design, Elegant Finishes, Upscale Amenities



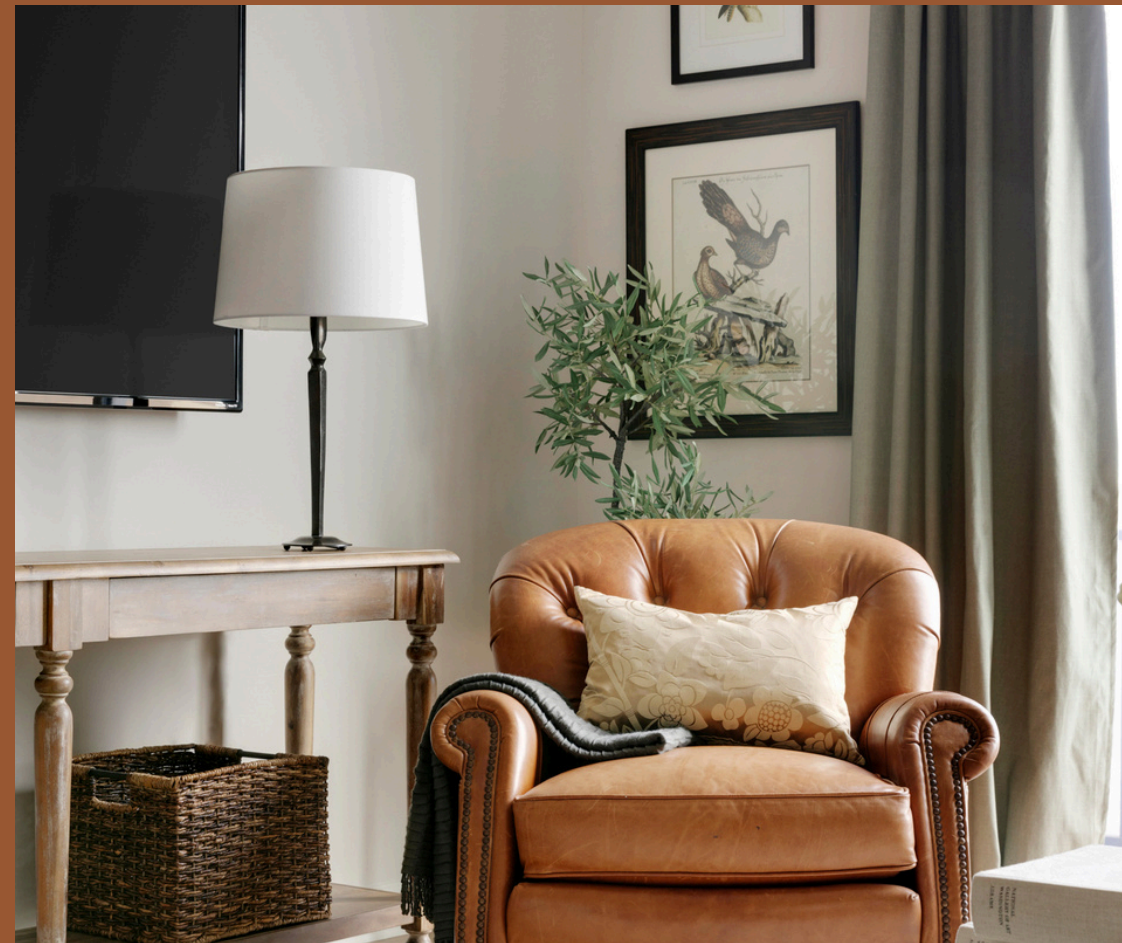
Townhome Amenities

- Interior finishes consistent with new construction for-sale housing
- Private entries and oversized garages
- Upscale kitchens with quartz countertops and walk in pantries
- Full size washer and dryer
- Abundant natural light from well placed doors and windows
- Floor plans with multiple bedrooms and living spaces
- Generous room sizes and walk in closets



Community Amenities

- Maintenance free living
- No shared spaces: private garage and private entry
- Near Baker Park Reserve
- Accessibility to Hwy 12
- Fitness Room and other community amenities to be determined



Design Principles



2 Story Building Rendering



Traditional Style



Connectivity to Nature



Unity of Design



Clean, Fresh Materials

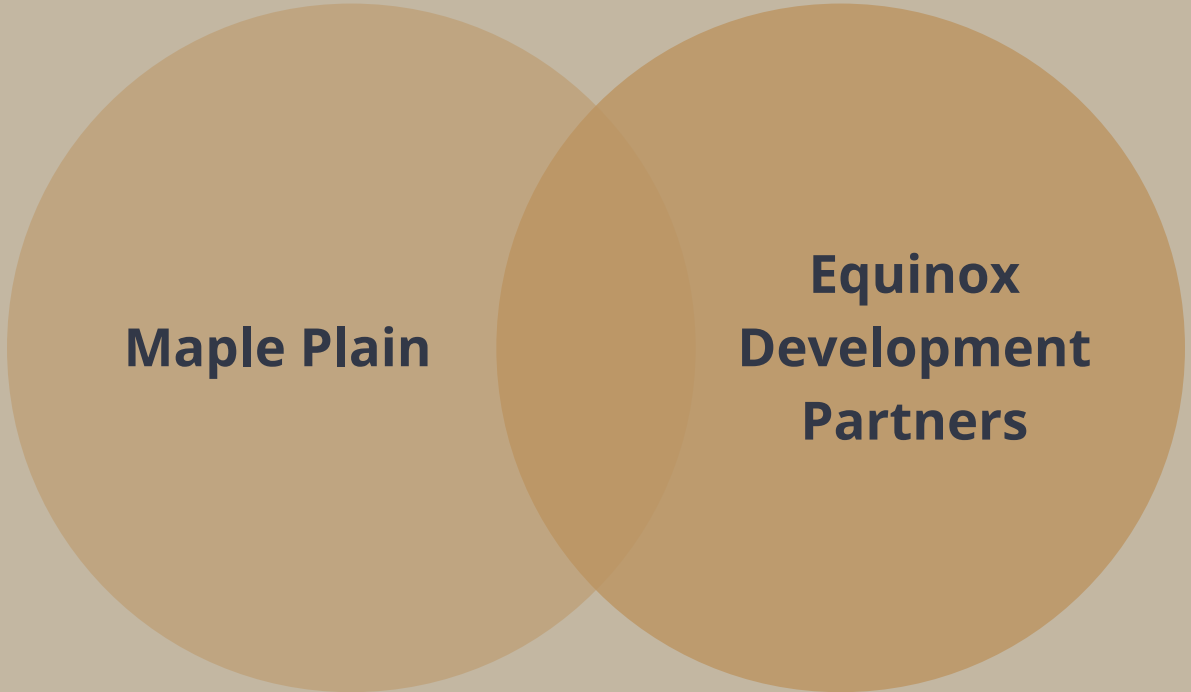
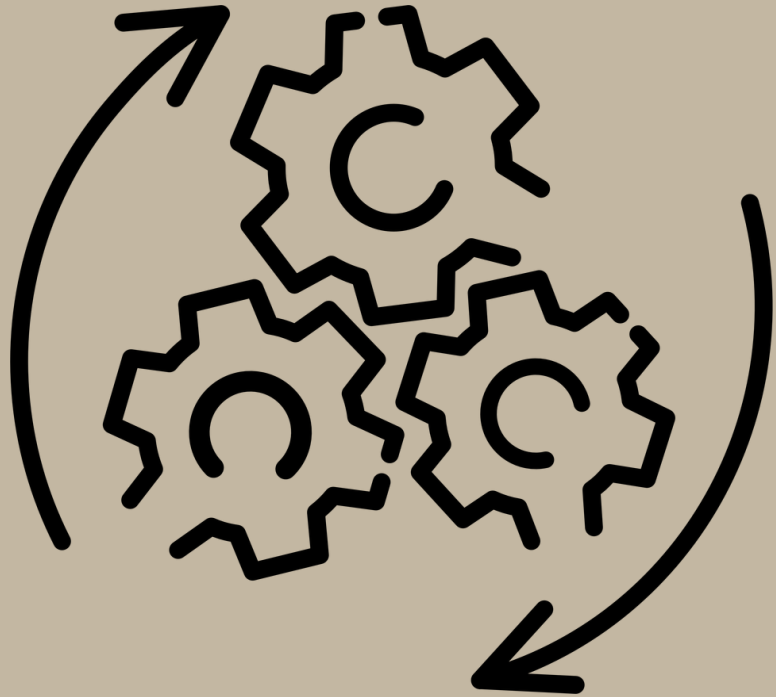


Welcome Home



Welcome to Maple Plain Townhomes. Built along State Highway 12 in a desirable west-metro community, this brand-new community will deliver high quality rental product to the market, complementing other new developments.

Public Private Partnership







Thank you

Erin Mathern

Allison Mathern

Katelyn Murray



Executive Summary

Economic Development Authority

AGENDA ITEM:	Staff Report - Business Visit
PREPARED BY:	Kevin Larson, Assistant City Administrator
RECOMMENDED ACTION: No action required	

Assistant City Administrator Larson conducted an onsite 30-minute business visit with Spikes & Houles store manager Tonya Kittleson. The intent was to better understand current operations, challenges, and future needs. We walked throughout the store speaking about the current business environment/operations, facility needs, economic trends and the future.

- Staffing: Contrary to other retail chains, Spikes & Houles has shifted from part-time employees to more full-time employees. Part-time schedules have proven to be an obstacle for hours of operation.
- Customer base: There is an avoidance to big box stores and an emphasis on shopping local. Spikes & Houles serves Maple Plain residents and the surrounding cities. Spikes & Houles continue to see foot traffic increase year over year. Customers are asking for an expanded hardware department. Curbside & DoorDash sales continue to grow.
- Supply chain: Supply chain continues to be a challenge. Spikes & Houles retail schedule doesn't align with the larger vendors. Working with large established vendors continues to be an obstacle.
- Expansion or renovations: In 2027, Spikes & Houles is planning on renovating the greenhouses and levelling the parking lot. Parking availability continues to be an opportunity to overcome. They are considering adding additional access to the patio.
- Barriers: Space is a barrier. There is not any room to expand the footprint of the store. Another barrier, east bound Highway 12 customers have difficulty finding the business.
- Where can the city help?
 - When the time comes to renovate the greenhouse and level the parking lot, Kittleson will reach out to the City to help navigate the permitting process.