



AGENDA
ECONOMIC DEVELOPMENT AUTHORITY MEETING
MAPLE PLAIN CITY HALL
January 12, 2026
7:00 PM

- 1. CALL TO ORDER**
- 2. ADOPT AGENDA**
- 3. MINUTES**
 - A.** 10-13-25 Economic Development Authority Meeting Minutes
- 4. OLD BUSINESS**
 - A.** Downtown Redevelopment
- 5. NEW BUSINESS**
- 6. OTHER BUSINESS**
- 7. ADJOURNMENT**



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 e true and correct copy of the minutes.

Respectfully submitted by:



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Executive Summary

Economic Development Authority

AGENDA ITEM-OLD BUSINESS:	Downtown Redevelopment
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION:	Discussion

Please review the documentation provided by City Planner Mark Kaltsas.



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January 12, 2026
Maple Plain Economic Development Authority
**Downtown Maple and Main Project Update
Memorandum**

Downtown Redevelopment:

The city has been working with the developer and working through details related to the downtown redevelopment project and it has been moving in a positive direction. Since the time of our last update, the following items are in process or have been completed by the city and developer:

- **Developer:**
 - Submitted full plans and all entitlement applications for site plan review, Rezoning to Planned Unit Development, Preliminary and Final Plats.
 - Developer has obtained financial commitments for the project.
 - Developer has executed Phase 2 of the purchase agreement.

- **City:**
 - Called for the TIF District Public Hearing.
 - Reviewed the initial plan submittal.
 - Continued working with the environmental consultant to finalize the Response Action Plan and determine next steps.
 - City Council authorized the downtown redevelopment feasibility study for the public improvements.

The developer submitted all plans and specifications to the city and was in the process of moving forward with the development when it was determined that there were poor soils at depths deeper than originally anticipated. Based on the updated soil information, the developer is considering adding a level of below grade parking (initially no below grade parking) to the project rather than hauling off the bad soil and brining in structural fill (both the basement and first floor). In order to offset this cost, the developer would like the city to consider allowing an increase in the number of proposed units from 71 to 95. The additional units would be located on one additional floor which would change the building from a three-story building to a four-story building (plus an at grade and below grade parking level). The city is still in the process of working with the developer on the architecture and street scape for the building; however,

the initial building elevation can be seen below.



There are a number of potential benefits that could be realized by this potential change:

- Total number of parking spaces on-site would increase. This would eliminate the need for the project to rely on the newly created on-street parking spaces leaving these for existing and future businesses.
- The valuation of the building would increase. A portion of this increase would be captured by the city in the form of additional TIF that could be used to offset the public infrastructure costs.
- The increase in units would bring more rooftops to the city and downtown.

Prior to the developer moving forward with the revised plan submittal, staff would like to discuss the proposed changes with the EDA and obtain general direction relating to the project.

REVISED SITE PLAN - 95 UNITS WITH UNDERGROUND PARKING

