



AGENDA
ECONOMIC DEVELOPMENT AUTHORITY MEETING
MAPLE PLAIN CITY HALL
September 08, 2025
7:00 PM

- 1. CALL TO ORDER**
- 2. ADOPT AGENDA**
- 3. MINUTES**
 - A. Minutes from 07-14-2025
- 4. OLD BUSINESS**
 - A. Barker Trail Villas - Update
 - B. Downtown Development - Update
- 5. NEW BUSINESS**
 - A. Highway 12 Coalition Discussion
- 6. OTHER BUSINESS**
- 7. ADJOURNMENT**



MINUTES
ECONOMIC DEVELOPMENT AUTHORITY MEETING
MAPLE PLAIN CITY HALL
July 14, 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 Jack Henrich

ABSENT

Commissioner Adam Warden

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 Henrich.

Motion Passed 6-0

3. MINUTES

A. 03-10-25 Economic Development Authority Meeting Minutes

Motion to approve 03-10-25 Economic Development Authority Meeting Minutes made by Commissioner Francis, seconded by Commissioner Burak.

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

Abstain: Commissioner Henrich

Motion Passed 5-0

4. OLD BUSINESS

A. Downtown Purchase Agreement

City Planner Mark Kaltas presented the changes to the purchase agreement with North Shore Development Partners and the project alterations. The new proposal includes a phase 1 71-unit apartment building with 125 parking stalls. Phase 2 could consist of a city hall component.

Motion to recommend that the City Council approve the revised proposal made by Commissioner Burak, seconded by Commissioner DeLuca.

Voting Yea: Chair Maas-Kusske, Commissioner DeLuca, Commissioner Francis, Commissioner Burak, Commissioner Arvizo, and Commissioner Henrich.

Motion Passed 6-0

5. OTHER BUSINESS

6. ADJOURNMENT

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

Voting Yea: Chair Maas-Kusske, Commissioner DeLuca, Commissioner Francis, Commissioner Burak, Commissioner Arvizo, and Commissioner Henrich.

Motion Passed 6-0

The commission adjourned at 7:17

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:





Executive Summary
Economic Development Authority

AGENDA ITEM-OLD BUSINESS: Barker Trail Villas - Update	
PREPARED BY:	Jacob Kolander, City Administrator
RECOMMENDED ACTION: Discussion	

Summary:

The Developer was issued a letter of default in July, with a deadline of August 25 to comply with the terms of the Developer’s Agreement and to update and pay the required escrow. The Developer has now met all obligations and is no longer in default.

We have received two building permit applications, and construction of new homes is set to begin.



Executive Summary
Economic Development Authority

AGENDA ITEM-OLD BUSINESS: Downtown Development - Update	
PREPARED BY:	Jacob Kolander, City Administrator
RECOMMENDED ACTION: Discussion	

Review the documentation provided by City Planner Mark Kaltsas.



September 8, 2025

Maple Plain Economic Development Authority

Project Update Memorandum

Downtown Redevelopment:

The city has been working with the developer to provide information and work through details related to the downtown redevelopment project. The following items are in process or have been completed by the city and developer:

- **Developer:**
 - Initiated a survey of the property (survey crews were on-site the week of August 25th to complete the field work associated with the survey).
 - Initiated a market study – the market study will be completed by the end of September.
 - Met with the city and provided updated pro-forma.
 - Working with the city to update the site plans to accommodate the proposed public street section (see attached exhibit).
 - Developer has obtained financial commitments for the project.
- **City:**
 - Met with Hennepin County to obtain estimated market valuation information vital to projecting Tax Increment Financing (TIF).
 - Finalized exhibits to confirm TIF eligibility.
 - Working with engineer to finalize Main and Maple street sections.
 - Met with developer to review important building/architecture/site constraints/desired elements.

It is anticipated that the developer will complete all necessary due diligence associated with the Phase 1 feasibility as outlined in the Purchase Agreement by the end of September (end of 90-day due diligence period is 9.26.2025) and inform the city of their desire to move forward or not move forward. Should they choose to move forward with the redevelopment project, the city and developer will work towards finalizing the following items:

- TIF projections and associated district establishment calendar
- Initiate Phase 2 Environmental Investigation/Survey
- Discuss public infrastructure project feasibility
- Developer to initiate full entitlement package preparation (i.e., full civil, landscape, lighting, architectural plans).

A more detailed timeline and associated key dates related to the Phase 2 feasibility period will be provided at the October EDA Meeting.



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Executive Summary
Economic Development Authority

AGENDA ITEM-NEW BUSINESS:	Hwy 12 Coalition Updates
PREPARED BY:	Jacob Kolander, City Administrator
RECOMMENDED ACTION:	Discussion and approval to use EDA Funds

The city has been working with the Highway 12 Coalition and more specifically the cities of Independence and Delano to push for funding to reconstruct the section of Highway 12 between County Road 90 and County Line Road. This section of Highway 12 is often referred to as the “corridor of death” due to the high number of fatalities that have occurred on this section. MnDOT is currently planning on essentially overlaying and preserving this section of highway in 2028 at an estimated cost of \$8M dollars. MnDOT has prepared three design alternatives (an improved two-lane section, a three-lane section and a four-lane section) to fully reconstruct this section. The Highway 12 Coalition has promoted the four-lane section as the preferred alternative; however, MnDOT has not officially selected an alternative to move forward with at this time. The total cost of the reconstruction is approximately \$40M dollars.

Rather than waiting for MnDOT to fund this project, the cities of Maple Plain, Independence and Delano have formed a sub-group to discuss and consider ways to obtain funding for the approximately \$32M gap and or push this project up on MnDOT’s “priority list”. The cities recently met to discuss the possibility of engaging a lobbyist to directly lobby for funds both at the state and federal levels on our behalf. The sub-group interviewed two notable lobbyist groups and has recommended that we move forward with one of the groups.

There are many benefits to the City of Maple Plain to continue to participate in the Highway 12 Coalition and also in the Maple Plain, Independence, Delano sub-group. Improvements to the specific section of highway between County Road 90 and County Line Road would help improve traffic flows into and out of Maple Plain. The improvements would also significantly increase safety along a corridor that many of our residents and business owners rely on. The enhancement to the noted section of Highway 12 would also help to advance future improvements to the Highway 12 corridor from County Road 29 to our eastern municipal boundary by highlighting that section as the only remaining section of Highway 12 in the metro

district that has not been fully updated. The noted improvements would also reinforce the geographic significance of Maple plain and would help to ensure that the alignment through our City is maintained in the future.

The cost of participating in the sub-group's recommendation to hire a lobbyist on behalf of Maple Plain, Independence and Delano is \$8,000 per year which represents 20% of the total cost (Total is \$40,000 per year). It is anticipated that the commitment would be for two-years, although the cities would only be initially entering into a one-year contract.

The city is asking the EDA to consider funding the \$8,000 cost due to the significance of Highway 12 in supporting, attracting and retaining business and residential development in and to Maple Plain.