

AGENDA
MAPLEWOOD AREA ECONOMIC DEVELOPMENT AUTHORITY
Monday, October 8, 2012
Immediately Following the Regular City Council Meeting
City Hall, Council Chambers

**The Maplewood City Council Serves as the
Maplewood Area Economic Development Authority**

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. Approval of September 10, 2012 Economic Development Authority Meeting Minutes

E. NEW BUSINESS

1. Approval to Consider Subsidy for Medical Office Facility on Property on Beam Avenue and Countryview Drive
2. Approval to Consider Subsidy for Senior Housing Facility on Property Along Lower Afton Road

F. ADJOURNMENT

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MINUTES
MAPLEWOOD AREA ECONOMIC DEVELOPMENT AUTHORITY
September 10, 2012
Council Chambers, City Hall

A. CALL TO ORDER

A meeting of the City Council serving as the Economic Development Authority, (EDA), was held in the City Hall Council Chambers and was called to order at 8:54 p.m. by EDA Chair Llanas.

B. ROLL CALL

| | |
|-----------------------------------|---------|
| Will Rossbach, Mayor | Present |
| Robert Cardinal, Councilmember | Present |
| Kathleen Juenemann, Councilmember | Present |
| Marvin Koppen, Councilmember | Present |
| James Llanas, EDA Chair | Present |

C. APPROVAL OF AGENDA

Mayor Rossbach move to approve the agenda as submitted.

Seconded by Councilmember Juenemann Ayes – All

The motion passed.

D. APPROVAL OF MINUTES

None

E. NEW BUSINESS

1. Preliminary Approval of Proposed Tax Levy Payable in 2013 and Setting Budget Public Hearing Date

Finance Manager Bauman presented the staff report and answered questions of the council.

Councilmember Koppen moved to approve the resolution setting the maximum tax levy for payable in 2013 at \$89,270 and setting the date for the Public Hearing on the 2013 Levy and Budget for Monday, December 10, 2012 after the regular scheduled City Council Meeting.

RESOLUTION 12-9-788
RESOLUTION PROVIDING PRELIMINARY APPROVAL OF A
PROPOSED TAX LEVY PAYABLE IN 2013
And
SETTING BUDGET PUBLIC HEARING DATE

WHEREAS, State law requires that the Maplewood Area Economic Development Authority give preliminary approval of a proposed tax levy for 2012 payable in 2013 by September 15, 2012 and

WHEREAS, the Maplewood Area Economic Development Authority has reviewed preliminary information on the Proposed 2013 Budget and has determined the amount of the proposed tax levy payable in 2013 which is the maximum amount that will be levied.

NOW THEREFORE BE IT RESOLVED BY THE MAPLEWOOD AREA ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF MAPLEWOOD, MINNESOTA THAT:

1. The proposed tax levy for 2012 payable in 2013 in the amount of \$89,270 is hereby given preliminary approval and shall be certified to the Ramsey County Auditor.
2. The date for consideration of the final levy and consideration of the 2013 Budget shall be set as Monday, December 10, 2012 at 7:00 pm in the Maplewood City Council Chambers.

Seconded by Councilmember Cardinal

Ayes – All

The motion passed.

F. ADJOURMENT

EDA Chair Llanas adjourned the meeting at 9:01 p.m.

MEMORANDUM

TO: James Antonen, Authority Director
FROM: Michael Martin, AICP Planner
Charles Ahl, Assistant City Manager
SUBJECT: **Approval to Consider Subsidy for Medical Office Facility**
LOCATION: Beam Avenue and Country View Drive
DATE: October 2, 2012

INTRODUCTION

A developer has approached city staff with a potential medical office facility to be built on a vacant parcel directly west of the Costco store at the intersection of Beam Avenue and Country View Drive. A medical office building is consistent with the 2030 Comprehensive Plan designation for this site. This vacant parcel is part of a planned unit development (PUD) approval and would require future council approval as part of a PUD amendment.

DISCUSSION

The developer has requested the city consider assistance to help with financing in order to see this project become a reality. A conceptual site plan for the medical building is attached to this report. The developer has indicated the project will be a 20,000 square-foot building with two to three tenants which will offer specialty medical services. One of the potential tenants would be an expansion of an existing Maplewood medical business. As planned, the developer would seek to build and occupy the building by late 2013. A potential second phase would be a consideration on the northern portion of the site. This project would support the city council's goal of having the city support the growth of the medical corridor along Beam Avenue.

Tax abatement would be the likely source of city assistance for this type of project. The applicant has not made any applications to the city at this point and has had only exploratory conversations and questions with staff. Staff is seeking the economic development authority's (EDA) authorization to negotiate a potential subsidy package. Any city subsidy package would have to be approved by the EDA at a later date.

RECOMMENDATION

Authorize the EDA's director or his designee to negotiate a potential city subsidy package to assist with the development of a medical office building at the northwest corner of Beam Avenue and Country View Drive.

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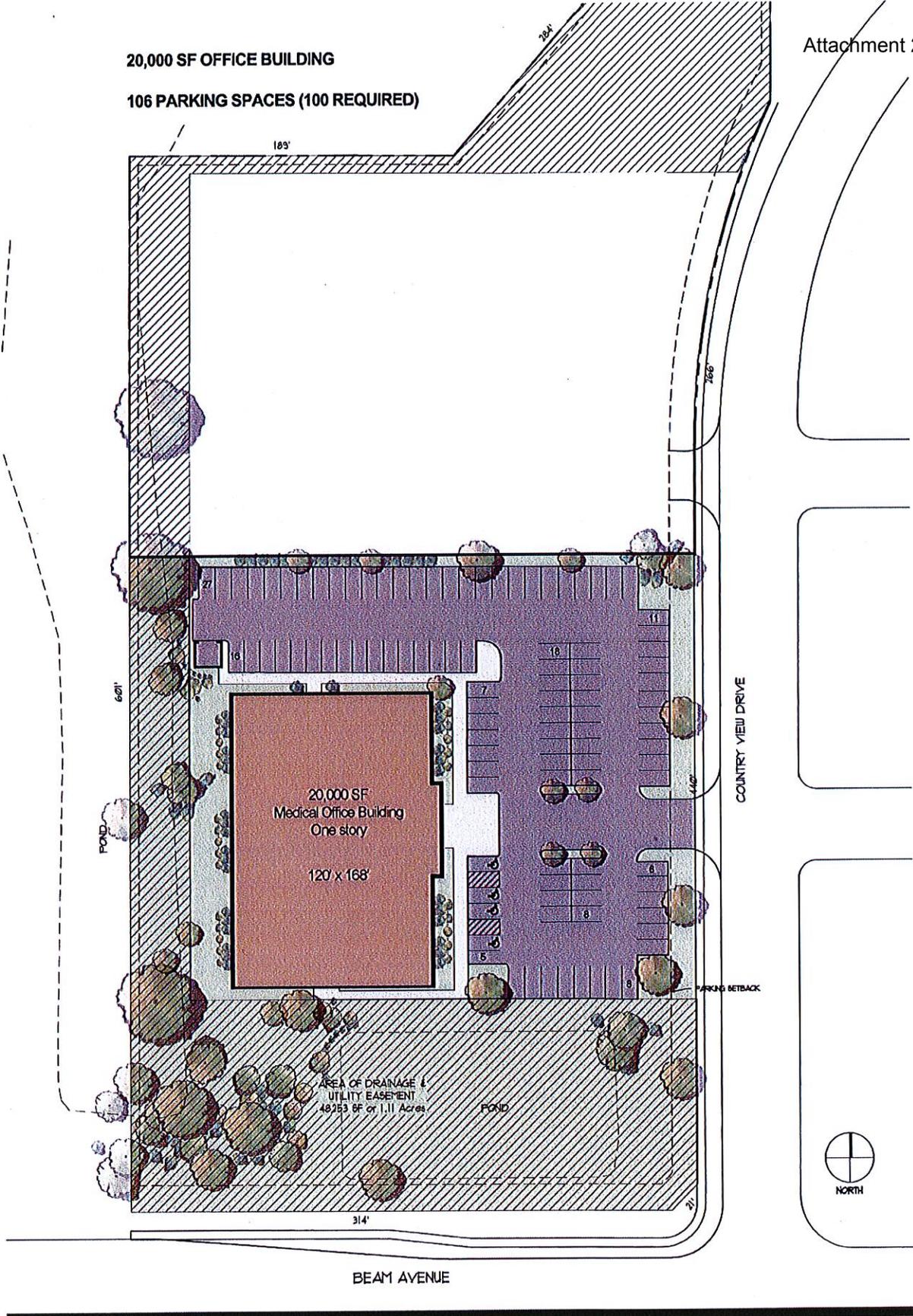
1. Aerial Photo of Site
2. Conceptual Site Plan



Potential Medical Office Building
Aerial Map

20,000 SF OFFICE BUILDING

106 PARKING SPACES (100 REQUIRED)



**CONCEPT SITE PLAN
CONCEPT C-1**

JULY 30, 2012

MEMORANDUM

TO: James Antonen, Authority Director
FROM: Michael Martin, AICP Planner
Charles Ahl, Assistant City Manager
SUBJECT: **Approval to Consider Subsidy for Senior Housing Facility on property along Lower Afton Road**
DATE: October 2, 2012

INTRODUCTION

A developer has approached city staff with a potential senior housing project to be built on property located along Lower Afton Road, due north of the existing Connemara condominium buildings. The developer is interested in potentially purchasing the closed fire station to the east of this property and making it part of this project. In addition to a potential fire station purchase from the city, the developer is requesting the city consider a potential subsidy in order to move the project forward.

DISCUSSION

The developer has approached city staff inquiring about a potential purchase of the fire station property located at the intersection of Lower Afton Road and Londin Lane. The developer would intend to use this property as part of a senior housing building project that would include the vacant parcels to the west. The city-owned fire station property is guided by the 2030 Comprehensive Plan as government (G) and would have to be re-guided for this project. In addition, the vacant parcels are guided medium density residential (MDR) but the developer is interested in an increased density within the range of high density residential (HDR). For comparison, the existing condominiums to the south are guided HDR. Any changes to the city's comprehensive plan would require an application from the developer and an approval from the city council. In addition, any potential purchase of city property would have to be approved by the economic development authority (EDA).

The developer has requested the city also consider assistance to help with financing in order to see this project become a reality. The project would consist of an 80 to 90 unit senior housing building. Tax-increment financing would be the likely source of city assistance for this type of project. The applicant has not made any applications to the city at this point and has had only exploratory conversations and questions with staff. Staff is seeking the EDA's authorization to negotiate a potential subsidy package. Any city subsidy package would have to be approved by the EDA at a later date.

RECOMMENDATION

Authorize the EDA's director or his designee to negotiate a purchase of the fire station property on Londin Lane and a city subsidy package to assist with the development of a senior housing building along Lower Afton Road.

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1. Aerial Photo of Site
2. 2030 Comprehensive Land Use Map



Potential Senior Housing Project - Highlighted Parcels To Be Included
Aerial Map

Vista Hills - Future Land Use Map

-  Rural/ Low Density Residential (0.5 - 1.5 Units per Acre)
-  Low Density Residential (2.6 - 6.0 Units per Acre)
-  Medium Density Residential (6.1 - 10.0 Units per Acre)
-  High Density Residential (10.1 - 25.0 Units per Acre)
-  Mixed Use (6.0 - 31.0 Units per Acre)

-  Commercial
-  Industrial
-  Government
-  Institutional
-  Park
-  Open Space
-  Water

Neighborhoods

January 25, 2010

