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**PROCEEDINGS OF THE MOUNDS VIEW EDA  
CITY OF MOUNDS VIEW  
RAMSEY COUNTY, MINNESOTA**

**APPROVED**

Regular Meeting

January 27, 2020

Mounds View City Hall

2401 Mounds View Boulevard, Mounds View, MN 55112

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**1. CALL MEETING TO ORDER**

President Mueller called the meeting to order at 6:30 p.m.

**2. ROLL CALL:** President Mueller, Vice President Gunn, Commissioner Hull, Commissioner Meehlhause and Executive Director Zikmund.

**NOT PRESENT:** Commissioner Bergeron (excused).

**3. APPROVAL OF AGENDA**

**MOTION/SECOND:** Meehlhause/Hull. To Approve the January 27, 2020, Agenda as presented.

Ayes – 4

Nays – 0

Motion carried.

**4. CONSENT AGENDA**

**A. November 25, 2019, EDA Minutes.**

**MOTION/SECOND:** Meehlhause/Gunn. To Approve the Consent Agenda as presented.

Ayes – 4

Nays – 0

Motion carried.

**5. PUBLIC COMMENT**

None.

**6. EDA BUSINESS**

**A. Resolution 20-EDA-334, Electing and Appointing Officers to the Mounds View Economic Development Authority (EDA).**

Assistant City Administrator Beeman requested the EDA elect and appoint officers for 2020. He noted in 2019 the President was Carol Mueller, the Vice President was Sherry Gunn, the

1 Treasurer was Gary Meehlhause and the Secretary was Al Hull.

2  
3 Vice President Gunn recommended Al Hull serve as the Vice President for 2020. She noted she  
4 would be willing to serve as the EDA Secretary.

5  
6 Commissioner Meehlhause reported he would be willing to serve as the EDA Treasurer for 2020.

7  
8 MOTION/SECOND: Meehlhause/Hull. To Waive the Reading and Adopt Resolution 20-EDA-  
9 334, Electing and Appointing Officers to the Mounds View Economic Development Authority  
10 (EDA).

11  
12 Ayes – 4 Nays – 0 Motion carried.

13  
14 **B. Confirm EDC Chair and Vice Chair Appointments.**

15  
16 Assistant City Administrator Beeman requested the EDA confirm the EDC Chair and Vice Chair  
17 appointments. He reported Dennis Farmer would be serving as the Chair and Dan Larson would  
18 be serving as the Vice Chair in 2020.

19  
20 President Mueller requested further information on the role of the EDC. Assistant City  
21 Administrator Beeman reported the EDC or Economic Development Commission had seven  
22 members, four residents and three business representatives. He explained the EDC served as an  
23 advisory group to the EDA.

24  
25 MOTION/SECOND: Gunn/Meehlhause. To Confirm EDC Chair and Vice Chair  
26 Appointments.

27  
28 Ayes – 4 Nays – 0 Motion carried.

29  
30 **C. MWF Properties Skyline Redevelopment.**

31  
32 Assistant City Administrator Beeman provided the EDA with an update on the MWF Properties  
33 Skyline Redevelopment project. He reported this project was proposed to have workforce and  
34 senior housing. Since this project was designed, MWF has learned the State has run out of tax  
35 credits, which were required for the workforce housing portion of the development. He indicated  
36 this would delay the project. He stated MWF Properties could apply for more tax credits in 2021.  
37 He indicated the developer has requested the EDA allow for the project to have a contingency  
38 date of February 2023. He stated he wanted to make the EDA aware of this project delay and  
39 asked for comments or questions.

40  
41 Commissioner Meehlhause asked how this would impact Augusta. Assistant City Administrator  
42 Beeman explained the developers had discussed sharing costs on the development site plan. He

1 reported if the EDA decides to not move forward with MWF the City could sign an agreement  
2 with Augusta. This meant one portion of the development could be completed and the southern  
3 portion would be developed at a future date.  
4

5 Commissioner Meehlhause stated he would like to see MWF have some skin in the game in  
6 order for the EDA to justify the property sitting vacant for several years. Assistant City  
7 Administrator Beeman explained he had requested MWF put \$100,000 in escrow for the property  
8 and staff received no response from MWF. He commented further on how the market may  
9 change in the next two or three years.  
10

11 Vice President Gunn asked if MWF was committed to completing the workforce housing project.  
12 Assistant City Administrator Beeman reported this was the case if the EDA would support  
13 waiting it out, until State tax credits were available.  
14

15 President Mueller questioned if the contingency could run through February of 2022 and offer an  
16 extension to 2023. Assistant City Administrator Beeman stated this could be proposed to MWF.  
17 He reviewed the grant schedule for State tax credits.  
18

19 President Mueller inquired if the City could set up an escrow fund with MWF. Finance Director  
20 Beer indicated this could be completed and if MWF were to walk away from the project, the  
21 EDA would retain these funds.  
22

23 President Mueller asked what would be a logical request for an escrow amount. Assistant City  
24 Administrator Beeman commented this amount could be determined by the EDA.  
25

26 President Mueller indicated she could support the EDA holding onto the land but wanted to see  
27 MWF provide earnest funds. City Attorney Riggs advised the EDA could set this up many  
28 different ways. He reported MWF was willing to participate in the shared costs to develop the  
29 site. He discussed how MWF fulfilled their agreements on The Boulevard project. He  
30 anticipated it would be difficult for the EDA to get earnest money out of MWF for this property.  
31 He commented it would be more valuable to have MWF assisting with the shared costs to  
32 develop the site than for the EDA to have earnest money. He questioned this decision was a  
33 matter of how long the EDA was willing to have the property sit vacant.  
34

35 Finance Director Beer explained lost interest on the sale of the land would be \$24,000 per year  
36 and lost property taxes would be another \$30,000 to \$35,000 per year.  
37

38 Vice President Gunn thanked City Attorney Riggs for his comments and stated MWF was putting  
39 money down on this project in order to complete the site improvements. She believed this was  
40 showing her MWF was willing to continue on with this project and that they were not walking  
41 away. She understood that the Governor and Met Council were both committed to finding more  
42 funds for affordable housing. For this reason, she supported an extension for MWF to February

1 of 2022.

2  
3 Commissioner Meehlhause explained the EDA would still be receiving some funds for the sale  
4 of land for the Augusta project noting Augusta would still like to get this project in the ground in  
5 2020. He supported the EDA offering MWF an extension to February of 2022.

6  
7 Commissioner Hull agreed.

8  
9 President Mueller commented on the income the EDA would be receiving from the Augusta  
10 portion of the development. She questioned if an extension to MWF would impact the expansion  
11 Bio Clean was proposing. Assistant City Administrator Beeman reported the EDA would still  
12 own this land and could set lot lines accordingly to ensure the Bio Clean expansion could move  
13 forward.

14  
15 Commissioner Meehlhause noted the Bio Clean expansion was a major portion of this entire  
16 development and must be able to proceed.

17  
18 City Attorney Riggs reported he would be coming back to the EDA at either the first or second  
19 meeting in February with agreements for Augusta and MWF putting all of the matters discussed  
20 into play.

21  
22 President Mueller asked if the EDA would like to require MWF to provide earnest money at this  
23 time. The EDA did not support requiring earnest money.

24  
25 **7. REPORTS**

26  
27 None.

28  
29 **8. NEXT EDA MEETING: Monday, February 10, 2020 at 6:00 p.m.**

30  
31 **9. ADJOURNMENT**

32  
33 President Mueller adjourned the meeting at 7:10 p.m.

34  
35 Respectfully submitted,

36  
37  
38 Recorded and transcribed by:  
39 Heidi Guenther  
40 *Minute Maker Secretarial*