ROLL CALL: Mueller, Gunn, Hull, Meehlhause, Bergeron

PUBLIC COMMENT

Citizens may speak to issues not on tonight's agenda. Before speaking, please give your full name and address for the minutes. Also, please limit your comments to three minutes.

AGENDA ITEMS DISCUSSED BY CONSENSUS

1. Charter Commission Chair Russ Warren
2. Skyline Redevelopment Proposals - Beeman

NEXT COUNCIL WORK SESSION: Monday, February 3, 2020 at 6:30 pm
NEXT COUNCIL MEETING: Monday, January 13, 2020 at 6:30 pm
City of Mounds View Staff Report

To: Honorable Mayor and City Council  
From: Brian Beeman, Assistant City Administrator  
Item Title/Subject: Augusta & MWF Skyline Redevelopment Proposal

Introduction:  
At its November 25, 2019 EDA meeting the EDA heard development proposals from MWF Properties, Augusta Development, Ebert Construction, and Adams French Properties. All of the developers were given instructions to provide a combined site plan and proposal for the January 6 Council worksession. Since that time, both of the temperature controlled storage developers have dropped out leaving Augusta (Senior Housing) and MWF (Affordable Housing) as the only two remaining developers.

Discussion:  
Augusta Development, llc and MWF Properties have submitted a joint site plan for the Council’s review. (Attached) The developers are offering the EDA’s full asking price of $1.8 mill for the three EDA owned parcels. MWF is proposing to pay $1,123,592 for its portion and be reimbursed utilizing a 15 year TIF and Augusta is proposing to pay $676,408 for its portion with no subsidies. Both developers will be available to answer any questions.

Recommendation:  
Review the joint development proposal and provide staff direction on how to proceed. If the Council chooses to proceed with both developments then staff will need authorization to cooperate with the City Attorney and both developers in negotiating and preparing the necessary documents including but not limited to a Preliminary or Pre Development Agreement and/or a Purchase and Development Agreement etc. A resolution can be prepared for a future meeting.

Respectfully submitted,

Brian Beeman  
Assistant City Administrator

Attachment(s):  
1. Joint Site Plan & Proposal Details
Per discussion with the city planner, the south property line has been moved north 10' to allow for BioClean expansion [Keynote L], and Old Highway 8 ROW line has been adjusted based on communication with the County [Keynote D].
TOTAL LAND ACQUISITION

MWF and Augusta to offer full asking price of $1.8 million for the City land.

MWF to pay: $1,123,592
Augusta to pay: $676,408
Total $1,800,000
PHASE 1
Senior Living by Augusta Development

100 Units of Independent Living, Assisted Living, and Memory Care units in a continuum of care model
- Four story building with underground parking
- 60 surface spaces, and 50 underground.
- Estimated SF of building
  - 24,492 SF footprint
  - 124,817 SF total including underground parking
- Studios, one and two-bedroom units
- Approximately $24M in total development cost
- Augusta Development would not seek any TIF or funding assistance.
PHASE 2
MWF Proposed Development

96 Unit multifamily workforce housing
- Four story building with underground parking
- Two stalls per unit. Eighty stalls underground.
- Estimated SF of building
  25,870 SF footprint
  129,350 SF total including underground parking
- Mix of one, two, and three bedroom units
- Approximately $24M in total development cost
- MWF would request a 15 year TIF note for workforce project (same as Boulevard).