

**CITY OF BURNSVILLE
SPECIAL WORKSESSION MINUTES
SEPTEMBER 6, 2007**

The City Council of the City of Burnsville met for a Special Worksession at the Burnsville City Hall, 100 Civic Center Parkway, Burnsville, Minnesota on the 6th day of August, 2007.

Council Present: *C. Crichton, D. Gustafson, E. Kautz, D. Kealey, L. Workman*
Council Absent: *None*
Staff Present: *C. Ebeling, T. Omdal, M. Brooks, J. Faulkner, T. Hansen, B. Osmundson, A. Poehler, G. Harker, J. Dorshak, C. Slania, S. Nienhaus, B. Dalrymple, J. Skelly,*
Others Present: *H. Voorhees, J. Gessner, A. Burrill, E. Narum, T. Ivers, M. Miranda, representatives from Anderson Development, EFC Company, Goldridge Group, Ruhr Development, Kraemer's Catering.*

The Mayor called the meeting to order at 4:05 p.m.

ITEM 1. REVIEW PROPOSALS FOR FORMER AAA PROPERTY

Greg Anderson and Matt Johnson, Anderson Development, presented a proposal for a 125,000 sq. ft. office complex with share parking, which included two phases to allow flexibility to convert the parking deck into a parking ramp.

Council discussed the following issues:

- Proposed extension of Travelers Trail in between the office complex and the PAC – intended for deliveries only.
- Design of the building.
- Expected users of the building.
- Schedule of construction – Phase I next spring.

Gene Happe, EFH Company, presented a proposal to build a 96,000 sq. ft. office complex including 160 surface parking stall and a 300 stall parking deck.

Council discussed the following issues:

- Public access to parking.
- Pedestrian view of the first story to look the same as second/third stories.
- Schedule of construction – break ground in the spring.
- Traffic issues within the proposed layout of streets.

Brad Coates, Dave Clark, and Jeff Ruhr, Goldridge Group/Ruhr Development, presented a proposal to build a 150 room hotel including 30 parking stalls plus a 38,000 sq. ft. event center with a 400 stall parking deck.

Council discussed the following issues:

- Consistent with the vision.
- Flag/investors in place.
- Financing – Tax increment.
- Schedule of construction – parking not available until December 2008.

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ITEM 1. REVIEW PROPOSALS FOR FORMER AAA PROPERTY (continued)

Tammy Omdal, Deputy City Manager/CFO, reviewed the considerations for selecting a proposal and comparison of financial terms for each proposal:

- Parking Provided and Compatibility with Other Developments in the Area.
- Certainty of Timely Implementation and Success.
- Economic Benefit to the City.

Council discussed the difference in appeal and experience of the area with the two types of proposals and weighing the economic benefits of an office complex against the appeal of a hotel/event center. Also, discussed the need to move forward and risks of timely completion and financing concerns.

Council discussed the soil issues of the site with the developers and the effects on the proposed developments. Craig Ebeling, City Manager, reported that the City has done soil boring and there is an allowance built into the pro forma spreadsheet regarding soil work. Also, there is no indication from any source that there's ever been an environmental factor for the site.

Council discussed with Mr. Nathan Bode, Kraemer Catering, the effects of selecting each proposal would have with his proposed collaboration for the catering/restaurant proposal.

Council consensus to continue the item to Monday, September 10, 2007 at 5:00 p.m. in the Large Community Room.

The meeting was adjourned at 5:45 p.m.

Respectfully submitted,

Macheal Brooks, Deputy City Clerk

Approved by the City Council of the City of Burnsville this 17th day of September, 2007.

Elizabeth B. Kautz, Mayor