

1 HRA members present: T. Shaver, B. Ambrose, S. Fox
2 HRA members absent: R. Wothe, B. Petit
3 City Staff present: Jeff Dahl, Jeff Thomson, Becky Malone
4 Others present: City Attorney David Schelzel
5

6 Chairman Shaver called the meeting of the HRA to order at 7:38 am.
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9 APPROVAL OF AGENDA

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11 Ambrose motioned to approve the February 3, 2017 meeting agenda as presented,
12 seconded by Fox. The motion passed 3/0 by voice vote.
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15 APPROVAL OF HRA MINUTES OF November 29, 2016

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17 Ambrose stated on page 1 on line 29, add a comma after "stated" and on page 2 on line
18 9 change "Auditors" to "Auditor".
19

20 Ambrose motioned to approve the minutes of November 29, 2016 as amended,
21 seconded by Fox. The motion passed 3/0 by voice vote.
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24 OLD BUSINESS

25
26 a. None.
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29 NEW BUSINESS

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31 a. City Council reappointment of Bob Ambrose and appointment of Steve
32 Fox
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34 Shaver stated Bob Ambrose had been reappointment to the HRA by the City Council
35 and Steve Fox was newly appointed to the HRA by the City Council.
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37 b. Election of Officers (Current Officers: Chair Shaver; Vice-Chair Wothe;
38 Secretary position vacant, Was McGill)
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40 Ambrose stated Chair Shaver had indicated he would be open to serving as Chair again
41 and he assumed Wothe would be as well.
42

43 Ambrose motioned to appoint Mr. Shaver as the Chair and Mr. Wothe as the Vice-Chair
44 for the HRA for 2017, seconded by Fox. The motion passed 3/0 by voice vote.
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46 Shaver motioned to appoint Mr. Petit as the Secretary for the HRA for 2017, seconded
47 by Ambrose. The motion passed 3/0 by voice vote.
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1 c. Discussion of Bylaws and any suggested amendments (Revised 01-28-
2 2016)

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4 Shaver motioned to keep the Bylaws as written, seconded by Ambrose. The motion
5 passed 3/0 by voice vote.

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7 d. Appointment of Executive Director (Currently Dahl)

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9 Shaver motioned to appoint Mr. Dahl as Executive Director for the HRA for 2017,
10 seconded by Ambrose. The motion passed 3/0 by voice vote.

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12 e. Other Updates

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14 Dahl stated the new format for the HRA packet was to tie items back to the HRA goals
15 and Bylaws and to provide a clear picture of financial impacts. He stated the City's
16 Annual Financial Report will be presented at the April meeting.

17
18 Dahl stated the parking ramp project has been on schedule to finish the top deck by
19 July 1 and the entire ramp by August 1. There was \$600,000 or 8% in contingency in
20 the budget because of the unknowns with the soils and the construction of the wall. At
21 this time, it does not look like they would be using all of the contingency funds and the
22 project is on budget.

23
24 Dahl stated the City is working with Ehlers on exploring a potential TIF District on the
25 west end of Lake Street. The City does not have a precedent of helping developers
26 offset development costs however, there are potential infrastructure costs as Lake
27 Street is redeveloped and municipal parking needs. He would provide this analysis to
28 the Commission at the next meeting.

29
30 Shaver asked what development application currently exist along Lake Street.

31
32 Dahl stated the Planning Commission has recommended approval of a conceptual plan
33 for Wayzata Blu for 17 condominiums on 2 floors and office space on the first floor and
34 the City Council has approved Meyer Place for 21 condominiums.

35
36 Fox asked if there was still a demand for high end condos.

37
38 Dahl stated there is a demand in the City. Financing for a condominium project does
39 require that half of the units be pre-sold.

40
41 Shaver asked if there were any development plans for the "pink building". Dahl stated
42 there were development plans being considered by the property owner at this time. for
43 this property.

44
45 Dahl stated that the City is hopeful that there will be a tax bill this legislative session that
46 would allow the City to use the increment from the Widsten TIF District on the parking
47 ramp. The City had used over \$2 million in CIP money for the parking and if the bill is
48 approved the City would be able to repay these funds for capital improvement projects.

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NEXT MEETING DATE: April 27, 2017

Dahl stated there was nothing pending that would require a special HRA meeting prior to the next meeting at 7:30 am on April 27.

ADJOURNMENT

There being no further business; Ambrose motioned to adjourn at 8:01 a.m., Fox seconded the motion and the motion passed 3/0 by voice vote.

Respectfully submitted,

Becky Malone 04-27-2017

Becky Malone
Deputy City Clerk
City of Wayzata

Drafted by Tina Borg, *TimeSaver Off Site Secretarial, Inc.*