

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

6 Chairman Shaver called the meeting of the HRA to order at 7:31 a.m.
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 9 APPROVAL OF AGENDA

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 11 Petit motioned to approve the April 27, 2017 meeting agenda as presented, seconded
 12 by Ambrose. The motion passed 5/0 by voice vote.
 13

14
 15 APPROVAL OF MINUTES OF FEBRUARY 3, 2017

16
 17 Ambrose stated on page 2, line 25 the word "precedence" should be changed to
 18 "precedent" and on page 3 line 12 the vote should read "3/0 voice vote".
 19

20 Ambrose motioned to approve the minutes of February 3, 2017 as amended, seconded
 21 by Fox. The motion passed 5/0 by voice vote.
 22

23
 24 OLD BUSINESS

25
 26 a. Receipt of HRA 2016 Financial Report

27
 28 Dahl reviewed the HRA Financial Statements for 2016 including the Widsten Tax
 29 Increment, the Bay Center Tax Increment, and 440 Housing.
 30

31 Ambrose stated the HRA members are approved by the City Council. He asked who
 32 selected the members.
 33

34 Dahl stated members go through an application and vetting process.
 35

36 Shaver stated approval of the Omnibus Tax Bill, which includes the amendment of the
 37 Widsten District, would be a win for the City
 38

39 Dahl stated the Widsten District, in theory, should have been closed 2-years ago
 40 because the obligation had been paid off. However, prior to the District expiring the City
 41 began looking into the parking ramp as an eligible TIF expenditure and requested an
 42 amendment to current state statutes. The amendment would allow the City to extend
 43 the 5-year rule for expenses. The District will continue to accrue increment until
 44 12/31/2022. At that time, the City will legally have to decertify the District. This District
 45 pays about \$400,000 per year and once the amendment is approved these funds can
 46 be used to pay for some of the costs incurred by the City for the ramp. When the
 47 amendment is approved the HRA will be asked to amend the TIF Plan.
 48

1 Wothe motioned to accept the 2016 HRA Financial Report as presented, seconded by
2 Petit. The motion passed 5/0 by voice vote.

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5 NEW BUSINESS

6
7 .a. Receipt of ULI's "Navigating Your Competitive Future" Report

8
9 Dahl reviewed the key points, summary sheet, and conclusion. The City will use this
10 information In the Comprehensive Planning process and other projects. The City did
11 have a strategic planning meeting and there are other studies that the City may move
12 forward with to work with this report.

13
14 Wothe stated Gordon Hughes had mentioned the ability to buy older homes and rehab
15 them. This would create be more affordable housing. He stated this was not happening
16 in Wayzata.

17
18 Petit stated the reality of market forces in a complex place, such as Wayzata, is that
19 going against what is happening in town is a big deal. The City does not have a
20 problem with getting stuff but the do have a problem with getting stuff done well and this
21 was lacking in the presentation.

22
23 Ambrose stated a potential place for more density would be vertically on Wayzata
24 Boulevard.

25
26 Petit stated he would like to see the Comprehensive Plan be more tailored to Wayzata
27 and include better content than the standard language.

28
29 Wothe stated he Comprehensive Plan had originally been designed to be a living
30 document that changes over time but the Mayor has stated hat this is a document that
31 tells the City what must be done.

32
33 Thomson stated the City has started the process to update the Comprehensive Plan.
34 Once a consultant has been identified the first step would to invite community
35 engagement and input on what the community vision is. The City will use past Comp
36 Plans and the work on the Lake Effect as a foundation to build from. The focus would
37 be to look at solutions to issues the City identifies over the next 20-years so the City has
38 a document they can build on for development. As the Comp Plan gets done the City
39 will focus on the implementation and ensure that the City's Ordinances are consistent
40 with the goals of the Comp Plan.

41
42 Shaver stated the City does not have a clear process on design including architecture
43 and landscaping. These things can influence the look of a community. This would be
44 an opportunity for he community to have an impact of the look and feel of Wayzata.

45
46 Petit expressed concerns about hiring a consultant group to work with on the Comp
47 Plan because it is difficult to keep energy and momentum going. He suggested the City
48 take control and guide the consultants to meet the City's goals.

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b. Other Redevelopment Updates

Dahl stated the first deck of the Mill Street Ramp is set to open mid-June and completion mid-July, which is 2-weeks ahead of schedule. The City has used half of the contingency fund set aside for the project. The City is confident that the project will be under budget. The City may look at some of the additional wants for the ramp including cameras, kiosk in the front, and electric car charging stations.

Petit stated that the residents up the hill are stating they have cracks resulting from the project.

Dahl stated if the construction caused damage the City has insurance to cover this. There are vibration monitors and the City took pictures of the units inside and out in order to determine if any damage was a result of the project.

Wothe asked about the development plans for the Hoyt property on Lake Street.

Dahl stated he and Mr. Thomson had been meeting with the property owners to determine if the City can move forward with planning for a future TIF District. The building owners are willing to do what is necessary to create a TIF District with the notion that the City will look into building or financing public and/or private parking opportunities. The first step would be to put together a document that would outline what needs to happen including allowing the City onto the properties and establishing who would pay for the study. If it is determined that this would be TIF compliant then the HRA would have a large role in establishing the District. He stated the City has met with Mr. Hoyt and he is intrigued with looking at this as a TIF District and has talked about constructing an office building that would utilize shared parking. The main focus has been to ensure that everything is looked at and the City does not preclude themselves from setting up a TIF District with a parking ramp down the road. The next steps with the Lake Street items would be a joint workshop or review with the City Council and HRA for a predevelopment agreement or memorandum of understanding.

Petit stated he would like to see more of a rental component in the redevelopment along Lake Street. The City needs to have people who are there year-round.

Shaver stated Staff would like a general understanding that the HRA is supportive of a redevelopment district so they can continue to move forward with this.

It was the consensus of the HRA to support taking the next steps in establishing a TIF district and would like to remain involved in the process.

NEXT MEETING DATE: 7:30 am on July 27, 2017

ADJOURNMENT

1
2 There being no further business; Wothe motioned to adjourn at 8:14 a.m., seconded by
3 Ambrose. The motion passed 5/0 by voice vote.

4
5 Respectfully submitted,

6 *Becky Malone 06-22-2017*

7
8 Becky Malone
9 Deputy City Clerk
10 City of Wayzata

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