

1 HRA members present: T. Shaver, D. McGill, R. Wothe, B. Petit
2 HRA members absent and excused: B. Ambrose
3 City Staff present: Becky Malone, Jeff Thomson, Doug Reeder
4 Others present: from HGA/Walker Parking Consultants: Victor Pechaty, Mia Blanchett,
5 and Terry Hakkola
6

7 Chairman Shaver called the meeting of the HRA to order at 7:30 am.
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10 APPROVAL OF AGENDA
11

12 McGill motioned to approve the January 28, 2016, meeting agenda as presented,
13 seconded by Wothe. The motion passed 4/0 by voice vote.
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16 APPROVAL OF MINUTES – MINUTES OF OCTOBER 29, 2015
17

18 Petit motioned to approve the October 29, 2015 minutes as presented, seconded by
19 McGill. The motion passed 4/0 by voice vote.
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21

22 OLD BUSINESS
23

- 24 a. Election of Officers (Current officers: Chair Shaver, Vice Chair Wothe,
25 Secretary McGill
- 26 b. Appoint Executive Director (was Nelson)
27

28 Shaver stated Ms. Nelson is no longer with the City of Wayzata. He asked if Interim City
29 Manager Reeder would be able to serve as Interim Executive Director.
30

31 Reeder stated this would be his recommendation until the City Manager position has been
32 filled.
33

34 Petit motioned to appoint Mr. Shaver to serve as Chair, Mr. Wothe to serve as Vice-Chair,
35 Mr. McGill to serve as Secretary, and Mr. Reeder to serve as Interim Executive Director,
36 seconded by Wothe.
37

38 McGill stated elections are not done until the annual meeting and the HRA annual meeting
39 will not be moved to the first meeting of the year until later in the meeting.
40

41 Reeder stated this would not be an issue
42

43 The motion was called to a vote and passed 4/0 by voice vote.
44
45

46 NEW BUSINESS
47

- 48 a. Review Mill Street and Parking Ramp Pre-Design with HGA/Walker

1
2 Thomson provided an update on the City Council actions on the Mill Street Ramp
3 including proceeding with a design for a grade plus 2-level ramp. They have contracted
4 with HGA/Walker Parking Consultants to start a 2-stage design phase. The pre-design
5 phase would be to find solutions to the design concerns of the Council including mass
6 and scale of the ramp then moving to the architecture and engineering of the design.
7 There has been a steering committee established to guide the work of HGA in the pre-
8 design. Members include Councilmember McCarthy, Councilmember Tyacke, and
9 residents Steve Fox, and Jack Amdal.

10
11 Mr. Pechaty HGA/Walker Parking Consultants, provided the HRA with a presentation. He
12 reviewed the pre-design process goals and the views they are evaluating based on the
13 number of levels. As part of the pre-design process they will also be doing a lighting
14 analysis and providing a more defined budget and schedule for the project. He reviewed
15 the entrance locations and parking flow. They are analyzing City Ordinances to determine
16 the character and standards for the design in this district including the Lake Effect.

17
18 Shaver asked if HGA was aware of the Beltz plans and designs for the corner.

19
20 Mr. Pechaty stated they had not received any documentation but would study these
21 designs to integrate the project.

22
23 Shaver asked how far the structure would go below grade level.

24
25 Mr. Pechaty stated the water table is 7-feet below grade and the engineer suggested
26 staying 3-feet above that, which means the structure could be 4-feet below the existing
27 grade. They are currently evaluating the feasibility of this along with having the first level
28 at grade to reduce costs. He reviewed the general cost metrics and a general cost per
29 stall of \$20,000-\$22,000 not including an additional roof element.

30
31 Petit asked if the idea would be to abandon Mill Street and turn it into a pedestrian area.

32
33 Mr. Pechaty stated Council has asked they explore this part of Mill Street as part of their
34 scope and they have understood that there is a desire for a highly flexible space that
35 could be closed for traffic due to special events but also continue to operate as a through
36 street.

37
38 Petit expressed concerns that there were 90 parking stalls in this area and they would be
39 rebuilding these into a ramp at \$22,000 per stall. People come to Wayzata for the Lake
40 not to walk along the street in front of the parking ramp. He explained Mill Street is a
41 service street and not a street that should be blocked off for pedestrian use only.

42
43 Shaver stated he appreciates they have gotten direction to look at making this a flexible
44 space but special events are infrequent.

45
46 Mr. Pechaty stated the Steering Committee had also expressed concerns about an overall
47 net loss of parking in this area and the functionality of this space as a viable event space.

48

1 Petit asked what the cost would be for the last 95 stalls or third level and what the height
2 of the back wall of the ramp would be.

3
4 Mr. Hakkola, HGA/Walker Parking Consultants, explained the overall height would be 21-
5 22-feet plus a 4-foot barrier wall to maintain guards for cars.

6
7 Petit suggested they review the site for trees in order to preserve the larger oak trees.

8
9 Mr. Steve Tyacke, Wayzata City Council and 292 Grace Point Ct., Wayzata, stated the
10 Steering Committee will be meeting the Mill Street business owners to explore their
11 concerns. They are working to preserve the functionality of the road and retain as much
12 parking as possible. He asked what the status was on the Wayzata Bay Redevelopment
13 and the retail rental space. There are a number of vacancies in the complex and he
14 asked what the obligations were to rent this space.

15
16 Shaver stated that Presbyterian Homes stands behind the tax payment. The retail portion
17 has been built but not all leased. Staff will review the Development Agreement and the
18 Full Faith and Credit of Presbyterian Homes to support their tax liability which is therefore
19 not dependent on complete rentals. He stated another source of funds for the ramp
20 construction may be the extension of TIF in the Widsten District, which requires legislative
21 approval.

22
23 Petit asked what type of research has been done regarding future driving patterns
24 because people are continually getting around differently.

25
26 Mr. Hakkola stated they are working to stay at the forefront of these changes but they
27 believe people will still be driving cars because there would need to be a significant
28 amount of technological and financial development to allow for driverless cars. They will
29 consider developing the project for future flexibility although the loading weight
30 requirements for cars versus people are different. There would need to be additional
31 structural requirements, ceiling clearances, column locations and foundation if a parking
32 ramp were to be converted into something else in the future and this would increase the
33 costs.

- 34
35 b. City Council reappointment of Roger Wothe for a full five-year term to expire
36 on December 21, 2020

37
38 Shaver thanked Mr. Wothe for his continued support and service to the community on
39 behalf of the HRA.

- 40
41 c. Consider Amendments to the HRA bylaws to change the date of the annual
42 meeting to the first meeting each year

43
44 Shaver stated that Interim City Manager Reeder has suggested the HRA change the date
45 of the annual meeting to the first meeting of the year to be more consistent with actions
46 taken at the annual meeting.

47

1 McGill asked if Article VII which requires a 10-day notice to the Commissioners for a
2 meeting that includes amending the Bylaws.

3
4 Reeder stated the HRA had discussed this change at the last meeting and this does meet
5 the requirements of Article VII.

6
7 Petit motioned to amend Article II, Section A. of the Wayzata Housing and
8 Redevelopment Authority Bylaws to read as follows: Section A. Date of Annual Meeting.
9 The annual meeting shall be held in January of each year at the regular meeting place of
10 the HRA unless scheduled by the Authority at an alternate date., seconded by Wothe.
11 The motion passed 4/0 by voice vote.

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14 NEXT MEETING DATE: 7:30 am on April 28, 2016

15
16 Petit motioned to set the 2016 HRA meeting dates as January 28, April 28, July 28, and
17 October 27, seconded by Wothe. The motion passed 4/0 by voice vote.

18
19 Reeder clarified according to the Bylaws the HRA should review the Annual Financial
20 Report but this will not be available until the next meeting.

21
22 Shaver stated the financial reports are not typically prepared for the HRA to receive and
23 approve them until after the audit. The HRA will continue its current practice of making
24 this known at the annual meeting and announce when they would be received and
25 approved.

26
27 McGill stated a report of real estate holdings and assets of the HRA should be included
28 with the financial reports.

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30
31 ADJOURNMENT

32 There being no further business; McGill motioned to adjourn at 8:27 a.m., Wothe
33 seconded the motion and the motion passed 4/0 by voice vote.

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35 Respectfully submitted,

36 *Becky Malone 04-28-2016*

37
38 Becky Malone
39 Deputy City Clerk
40 City of Wayzata

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