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**WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
April 5, 2016**

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5:00 PM DISCUSS CONCEPT PLANS FOR REDEVELOPMENT OF 201-259 LAKE STREET E.

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Mayor Willcox called the workshop meeting to order at 5:00 pm in the Community Room at Wayzata City Hall. Council Members present: Anderson, McCarthy, Mullin and Tyacke. Also present: Interim City Manager Reeder, and Director of Planning & Building Thomson.

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Mr. Thomson stated that the property owners have submitted concept plans for redevelopment of the properties at 201, 235, 253 and 259 Lake Street East. He stated that in 2015, the City Council held several workshops with the property owners and the 2015 concept plans included three story buildings with office and commercial uses on Lake Street, and structured parking on the back of the buildings. Mr. Thomson stated that the property owners would like to discuss City public financing assistance on the project in the form of Tax Increment Financing (TIF) for the purposes of building structured parking in the rear portion of the properties. The parking would be utilized for the business tenants during the work day, but could have a public easement over it to allow public usage of the parking in the evening and on weekends.

Neil Weber, Weber Architects, and Pat Hughes presented the development concept for the properties, and indicated that the plans were intended to provide an overall development program for the redevelopment in order to start discussions with the City about potential public parking opportunities. Mr. Weber and Mr. Hughes asked that the City Council consider allowing them to work with City staff on preliminary TIF estimates for the project, which would be brought back to the City Council for further discussion and direction.

The City Council provided feedback on the development concept and directed staff to prepare a preliminary TIF estimate. The City Council requested that the TIF estimates and further details of a private/public partnership be brought back to them at a future meeting.

The workshop meeting was adjourned at 5:30 pm.

Respectfully submitted,

Becky Malone 04-19-2016
Becky Malone
Deputy City Clerk