

1 HRA members present: T. Shaver, D. McGill, R. Wothe, B. Petit, B. Ambrose  
2 HRA members absent and excused: None.  
3 City Staff present: Becky Malone, Jeff Thomson, Jeff Dahl  
4 Others present:  
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6 Chairman Shaver called the meeting of the HRA to order at 7:32 am.  
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9 **APPROVAL OF AGENDA**

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11 Wothe motioned to approve the August 2, 2016 meeting agenda as presented,  
12 seconded by McGill. The motion passed 5/0 by voice vote.  
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14 **APPROVAL OF WORKSHOP MINUTES OF APRIL 28, 2016 AND MINUTES OF**  
15 **APRIL 28, 2016**

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17 Ambrose motioned to approve the Workshop minutes of April 29, 2016 and the Regular  
18 minutes of April 28, 2016 as presented, seconded by McGill. The motion passed 5/0 by  
19 voice vote.  
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21 **NEW BUSINESS**

22  
23 a. **Resignation of David McGill**

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25 All members of the HRA thanked Dr. McGill for his years of service to the City of  
26 Wayzata, pointing out that he had been appointed in 1967.  
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28 Dahl stated the City Council would accept Dr. McGill's resignation on August 16 and  
29 provide a proclamation for his service to the City. Members of the HRA are welcome to  
30 attend. The City has started the hiring process.  
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32 Ambrose motioned to accept the resignation of David McGill from the Housing and  
33 Redevelopment Authority, seconded by Wothe. The motion passed 5/0 by voice vote.  
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35 b. **Update on Mill Street Parking Ramp**

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37 Dahl stated the HRA owns the parking lot and the City will continue to look at this  
38 ownership. The goal is to start construction in November and completion in early  
39 summer of 2017. The City is moving forward with a more refined design and there is a  
40 Steering Committee meeting on August 3 to look at the materials proposed for the  
41 design.  
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43 Thomson stated the next steps are to approve a design, seek bids, and award the  
44 contract.  
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46 Dahl stated the City has hired Tegra as the owners' representative for the project.  
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48 Shaver asked if the parking ramp would have a roof.

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Dahl stated the latest financial projections based on cash on hand and TIF proceeds there is about \$9.5 million for the project. The roof component would make the project about \$10.3 million. There are other potential ways to fund the roof as well such as assessments or the use of solar energy. Ultimately, the City will likely have the cash available for a roof option but the City Council would determine if the roof would be a priority for the City. The roof is a design alternative and if the costs are lower than projected the City may opt to include the roof.

Shaver asked what steps would need to be taken to transfer the property from the HRA to the City.

Dahl stated the City would approve the design and request bids for the project in September and approve bids in October. The design needs to be approved prior to the determination of costs. The City will continue discussions with the City's Attorney on the transfer of the property. Staff is also working on a construction contingency parking plan.

Petit asked what the fee was for Tegra Group.

Dahl stated the fee was 1% of the project costs.

Petit stated \$9.3 to \$9.4 seemed like a large amount for a project that does not include an elevator, enclosed stairways, or other mechanical equipment.

Dahl stated there is a large amount going towards retaining walls and cladding.

Wothe stated he has represented the HRA on the Steering Committee and attended most of the Council meetings pertaining to the ramp. The initial discussion on financing had included \$7 million in TIF dollars from the Promenade Project and \$2 million from the City. The City had discussed possible roof options at that time as a green roof, photovoltaic cells, or a ballasted single membrane over a metal deck. The fourth option he proposed had been no roof. Residents had stated that a roof was need to screen residents form the fumes and noise. Through initial discussion the City was short \$1 million for the project and he opposes taxpayers paying \$1 million to improve the view for a few residents. Since the City is bidding the roof as a separate component then the roof could be included if the bids come in lower than expected. If the bids are higher than expected to include the roof, then the money will need to come from somewhere and he does not support this money coming from taxpayers.

Petit stated the City had made the decision to make this area mixed use and there is more the City could do for the community with the funds that would be used for a roof on the parking ramp. He does not think the City should change the project for a few residents. He would support the transfer of the property in exchange for a parking ramp with no roof.

Ambrose agreed with Petit. He stated the view from Widsten to the lake would not be impeded by any of the structures being considered and when people moved into the

1 property there were complaints from surrounding properties about noise and odors.  
2 The people moving into Widsten knew they were moving into an area that was along the  
3 edge of central downtown Wayzata. He stated at the April workshop electric vehicle  
4 charging stations had been brought up. He stated this would be an added benefit.

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6 Wothe stated the project may include empty conduit so that these could be added  
7 without tearing up the structure.

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9 Petit asked what material would be used for the back retaining wall.

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11 Dahl stated if there is no roof it would be a colored concrete with a design and if there is  
12 a roof it would be concrete.

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14 Petit stated the City could consider keeping the upper deck closed until the lower deck  
15 is filled.

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17 Shaver stated it would be beneficial to include the option to add a 2<sup>nd</sup> level deck to the  
18 project in the future if needed. He asked if this had been discussed.

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20 Wothe stated he had brought this up during the Steering Committee meetings and the  
21 Engineer stated the additional structural needs would need to be included in the initial  
22 project. In an effort to reduce the costs the architects have made the parking deck  
23 smaller than the grade plus 1 plan.

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25 Shaver stated relative to the incremental costs associated with the elevated component  
26 of the deck the grade condition is going to be set and the plus 1 condition that they  
27 would be dealing with. Some additional thought should be given to a structural  
28 condition that would support a second level deck than a roof relative to dollars spent.  
29 He would prefer to see this than having the dollars spent on a roof to improve a view for  
30 a few properties. He asked if this could be brought up at the next Steering Committee  
31 meeting.

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33 Petit suggested removing the pavers. Concrete is easier and less expensive and there  
34 is no value in decorating sidewalks and sidewalls with pavers.

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36 Dahl recommended Petit attend the next Steering Committee meeting.

37  
38 McGill asked if the Council had resolved the issue of GO versus HRA bonding.

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40 Dahl stated it is presumed that this will be bonded utilizing the tax increment through the  
41 HRA. There is a 4/5 Council vote required to approve GO TIF bonds. The increment  
42 that would offset the bond payment would only provide enough for a base ramp with no  
43 roof. Anything more than this will be a tax payer issue and require further discussion by  
44 the City Council on how this will be funded. They are building a partial ballast roof but  
45 not to allow for future additions. He would relay the HRA's questions of what the costs  
46 would be to have the construction of the ramp allow for the future addition of another  
47 deck, the comments on the pavers, and the comments on having general tax levy  
48 dollars used for the construction of the ramp.

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2 Petit recommended the City look into what the noise bounce back would be from the  
3 large wall so that they are aware of potential problems. He would prefer to use funds to  
4 solve any noise problems than for a roof for the parking ramp.

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6 Shaver stated there would need to be a lot consolidation platted with a line item for  
7 ownership of the ramp. He would recommend exploring this prior to construction.

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9 c. Update on Peter Herfurth Offer to City

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11 Dahl stated Peter Herfurth, on behalf of "Bar Lazy H Five, LLC" submitted an offer to the  
12 City to purchase the "Muni" building and the adjacent corner parking lot at Superior  
13 Boulevard and lease the building back to the City. He would propose to construct a one  
14 level retail space on the corner. Mr. Herfurth and the City Council discussed the  
15 proposal from a strategic perspective, meaning, did the City want to own the building  
16 and/or be in the liquor business and does the City want to develop the corner property.  
17 He stated in terms of financially for the City it was not a good proposal. The Council  
18 had directed Staff to not consider the purchase offer from Bar Lazy H Five LLC and not  
19 to solicit the Muni building property and corner parking lot for sale as it is not consistent  
20 with its strategic plan.

21  
22 Petit stated he would recommend waiting until after the ramp is constructed and the City  
23 knows how this will affect the parking and what the current development does for the  
24 area before making any other changes.

25  
26 Petit stated residents had put together a proposal for a 60-foot wide park to soften the  
27 corner along Superior. He would like to see any funds remaining from the parking ramp  
28 to be used for this.

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30 d. Other

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32 None.

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34 NEXT MEETING DATE: October 27, 2016

35  
36 Ambrose stated he would not be available for the October 27 meeting.

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38 Shaver suggested moving the October meeting to September 20.

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40 It was the consensus of the Commission to set September 20 at 7:30 am as a  
41 placeholder for the next HRA meeting.

42  
43 Dahl provided the HRA with information on the Hennepin County Open to Business  
44 program. The program provides business support, business planning, marketing  
45 assistance and finance assistance. The neighboring communities participate in the  
46 program. This could be helpful for assistance small businesses through the  
47 construction process. The cost for the City to participate would be \$2500. He asked if  
48 the HRA would be interested in participating.

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2 Shaver stated as a potential resource for small business and small retailers it would be  
3 good to participate on a trial business. The City is working to attract small business and  
4 this would be a good resource.

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6 Petit stated he struggles with this because as a government program it will only  
7 continue to require more funding and become a larger burden on taxpayers.

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9 Dahl stated he would provide more information to the HRA for review and consideration.

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11 Petit stated the ribbon cutting for the ramp has been delayed to June now and he would  
12 not like to see this be pushed back further. The project was suppose to start in  
13 September but now it is not starting until October.

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15 Dahl recommended the City build in disincentives for the project to be delayed.

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17 ADJOURNMENT

18  
19 There being no further business; McGill motioned to adjourn at 8:45 a.m., Ambrose  
20 seconded the motion and the motion passed 5/0 by voice vote.

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22 Respectfully submitted,

23 *Becky Malone 09-20-2016*

24  
25 Becky Malone  
26 Deputy City Clerk  
27 City of Wayzata  
28 Drafted by Tina Borg, *TimeSaver Off Site Secretarial, Inc.*