

1 HRA members present: T. Shaver, B. Petit, B. Ambrose, R. Wothe and S. Fox
2 HRA members absent and excused: None
3 City Staff present: City Clerk Becky Malone, Director of Planning and Building Jeff
4 Thomson, Executive Director Jeff Dahl, and City Attorney David Schelzel.

5
6 Chairman Shaver called the meeting of the HRA to order at 7:32 am.
7

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9 APPROVAL OF AGENDA

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11 Wothe motioned to approve the February 22, 2018 meeting agenda as presented,
12 seconded by Fox. The motion passed 5/0 by voice vote.
13

14
15 APPROVAL OF MINUTES

16 a. Special Meeting Minutes of December 5, 2017
17

18 Wothe motioned to approve the minutes of December 5, 2017 as presented, seconded
19 by Ambrose. The motion passed 5/0 by voice vote.
20

21
22 OLD BUSINESS

23
24 None
25

26
27 NEW BUSINESS

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29 a. City Council Reappointment of Steve Fox to HRA
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31 Shaver congratulated Mr. Fox for his reappointment to the HRA for a 5-year term.
32

33 b. Election of Officers
34

35 Petit motioned to appoint Mr. Shaver as the Chair, Mr. Wothe as the Vice Chair, and Mr.
36 Petit as the Secretary for the HRA for a 1-year term, seconded by Ambrose. The
37 motion passed 5/0 by voice vote.
38

39 c. Discussion of Bylaws
40

41 Shaver stated the HRA reviews their bylaws annually, and they were last adjusted in
42 2016. He asked the HRA for comments regarding the bylaws, and there were none.
43

44 Dahl suggested reviewing the goals to ensure the City is moving toward those goals.
45 He stated it is good to review the goals to ensure the work we are doing is aligned with
46 those goals mentioned in the bylaws.
47

48 Appointment of Executive Director

1 Wothe motioned to appoint Jeffrey Dahl as Executive Director, seconded by Ambrose.
2 The motion passed 5/0 by voice vote.

3
4 d. Development Updates

5
6 Dahl stated the Downtown West TIF District that was approved in 2017 has been
7 recorded. The City is currently waiting for the development to occur with the properties
8 included.

9
10 Thomson updated the HRA on the Wayzata Blu development application. He stated the
11 Council had approved the project in September 2017 but the plat had not been
12 recorded. They are now in the process of amending the proposed plat to separate the
13 parking from the condominium building and this will go to the Council for approval in the
14 next few weeks. The developer is expecting to close on the sale of the property in
15 March and start construction in the spring.

16
17 Wothe asked who would be the fee owner of the lot with the Boatworks easement.

18
19 Thomson stated the owner of the office condo would be the sole title fee owner of the
20 parking lot in the back. Mr. Carlson would currently be the fee owner. The Bank did not
21 want the condominium homeowners association to own the parking in the back.

22
23 Dahl stated the Hoyt property has had a concept review and approval and he has
24 submitted a TIF application that is currently being reviewed. Mr. Hoyt has also indicated
25 a desire to submit a grant with the Met Council for cleanup of contamination on the
26 property. He would like to start construction this year and has secured an architect.

27
28 Thomson stated the Council has approved a concept plan, rezoning and building height
29 variance for this project. They have 6-months to apply for the final design review and
30 engineering approvals.

31
32 Shaver asked what the grant cycle would be and if Mr. Hoyt's TIF application is
33 dependant on these grants.

34
35 Dahl stated the TIF application is not dependant on the grant but the applicant would
36 like to use the grant to offset some of their costs. The grant application is due in May
37 and it will take a few months for the Met Council to go through these applications and
38 distribute funds. The cleanup is expected to cost \$500,000 to \$1 million including the
39 soil removal and replacement, disposal of soil at a certified location, and pilings that
40 would be required to secure the building. Mr. Hoyt's plan includes donating a portion of
41 the property to the City. The City is working with WSB on a consolidated plan this
42 property combined with the Wayzata Blu easement and the Hughes property for public
43 parking. He stated the goal of the district is to remove blight, provide shared public
44 parking and assist with the Lake Effect improvements along the corridor. The Hughes
45 project received concept approval from the City Council. They have indicated they
46 would apply for TIF assistance and these funds would be used for clean up of the
47 property. Meyer Place is part of the TIF District but the have not applied for TIF
48 assistance. They are expected to move forward in April with demolition. Lowell Zitzloff

1 also has a property in the TIF District and has submitted a TIF application for
2 contaminated soil clean up and underground parking. He has not submitted a planning
3 application at this time.

4
5 Thomson stated the Zitzloff project would not be a Planned Unit Development (PUD)
6 because three story buildings are allowed in this zoning district and this would be an
7 expansion of the existing building. The expansion was expected to be approximately
8 30,000 square feet with retail and service on the first floor. He stated with the projects
9 that are proposed for this area there would be 18 condominiums with Wayzata Blu, 22
10 condominiums with Meyer Place, and 16 condominiums with the Hoyt project.

11
12 Dahl stated those projects that are requesting TIF assistance would come to the HRA.

13
14 Dahl stated the City continues to meet with property owners that could be part of the
15 Special Services District. The Special Services District would be a taxing district that
16 would assess property owners in a small area on Lake Street that could help pay for
17 services above and beyond what the City provides including marketing, parking, and
18 seasonal lighting. If this is adopted the property owners need to support this because it
19 is an assessment.

20
21 Dahl stated the 2040 Comprehensive Plan engagement process is wrapping up and the
22 Comp Plan Advisory Committee is meeting on February 22 to review the Plan and
23 reviewing next steps including review from the engagement process and the City's
24 current Comp Plan and preparing the updated Comp Plan for the Met Council. The
25 HRA would need to stay engaged in this process as the City will have to move quickly to
26 complete this process.

27
28 Petit asked what the Met Council expects to learn from the City's Comp Plan.

29
30 Dahl stated Comp Plan would include more notes on growth, transportation updates
31 with the new development in the City, information on parks and connections to the
32 regional trail system, and impacts on the utility systems. There is momentum with the
33 Lake Effect project. Jodene Marquis has been coordinating fund raising events and
34 efforts. The City has also allocated funds for the public portion of the improvements
35 north of the railroad tracks including Lake Street, the Urban Plaza, and the municipal lot
36 by Cov. The City Council would be moving forward with the design at the next meeting
37 and consider approval of a contract with Civitas for the design of the Lake Street and
38 the Plaza area and a preliminary design of the boardwalk, depot and eco park. The City
39 would then move forward with the Lake Street and the Plaza area at this time. If things
40 continue as planned construction could begin by second quarter of 2019.

41
42 Dahl stated the City's Financial Report would be available for the HRA for the April
43 meeting.

44
45 Shaver stated there would be a lot of construction activity in the City during 2018 and
46 2019. He asked for an update on the Superior and Wayzata Boulevard intersection.

47

1 Dahl stated this intersection would likely be considered for review and authorize for bids
2 at the March 6 or March 20 City Council meeting. Construction could start in the spring
3 or summer. There would not be full closure of the intersection but it would be an
4 inconvenience for everyone. This project would make this intersection more free
5 flowing and safer for pedestrians. They would also make things more intuitive for
6 people going to Lake Street with more signage. He clarified there is a small piece of
7 land that the City is working with Wells Fargo to acquire or get an easement for with this
8 project.

9
10 Wothe asked if there was consideration for redesigning the existing roundabout.

11
12 Dahl stated this has been discussed but they are waiting to see what the traffic patterns
13 would be with the new hotel. The City would be meeting with the neighborhood later in
14 the year to discuss improvements. He stated the City talked with Broadway Place a
15 couple of months ago and this project is on hold. They are working to make the site
16 plan work with their financial situation.

17
18

19 NEXT MEETING DATE: 7:30 am on Thursday, April 26, 2018

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21

22 ADJOURNMENT

23

24 There being no further business; Wothe motioned to adjourn at 8:20 a.m., seconded by
25 Fox. The motion passed 5/0 by voice vote.

26

27 Respectfully submitted,

28 *Becky Malone 07-26-2018*

29

30 Becky Malone
31 City Clerk
32 City of Wayzata

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