

1 HRA members present: T. Shaver, R. Wothe, B. Petit, B. Ambrose and S. Fox
2 HRA members absent and excused: none
3 City Staff present: Becky Malone, Jeff Thomson, Jeff Dahl,
4 Others present: Stacie Kvilvang, Ehlers
5

6 Chairman Shaver called the meeting of the HRA to order at 7:35 am.
7

8
9 APPROVAL OF AGENDA

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11 Ambrose motioned to approve the June 22, 2017 meeting agenda as presented,
12 seconded by Petit. The motion passed 5/0 by voice vote.
13

14
15 APPROVAL OF MINUTES OF APRIL 27, 2017

16
17 Ambrose motioned to approve the minutes of April 27, 2017 as presented, seconded by
18 Wothe. The motion passed 5/0 by voice vote.
19

20
21 OLD BUSINESS

22
23 None
24

25
26 NEW BUSINESS

27
28 a. Consider Approval of the Declaration of Access Easement for 150 Lake
29 Street West
30

31 Shaver recused himself from voting on the Declaration of Access Easement for 150
32 Lake Street West.
33

34 Dahl stated TCF Bank is selling its property at 150 Lake Street West. As part of the due
35 diligence process of the sale, it was noted that there is currently no access easement to
36 the City's water treatment plant on the west side of the sire through the parking lot. The
37 City's water treatment plant is owned by the HRA and thus the HRA should have an
38 access easement with the private property to ensure access is maintained.
39

40 Petit motioned to approve the Declaration of Access Easement for 150 Lake Street
41 West, seconded by Ambrose. The motion passed 4 ayes and 1 recused (Shaver) by
42 voice vote.
43

44 b. Consider Approval of a Resolution 01-2017HRA to Amend the Widsten
45 TIF Plan
46

47 Dahl stated the Governor has signed a tax bill, which included special legislation for the
48 Widsten TIF amendment. This allows the City to allow the Mill Street parking ramp to be

1 a reimbursable expense for the Widsten TIF District. The increment that has been
2 collected along with additional collects up to 2022 can be used for the Mill Street
3 parking ramp.

4
5 Kvilvang stated the Widsten TIF District was created in the 1990s to construct a public
6 parking ramp and to do improvements to Mill Street. At that time, the surface parking lot
7 was created and utility and road improvements were done to Mill Street. One of the
8 technicalities of the tax increment law is that anything the City will undertake within the
9 TIF plan must be completed within the first 5-years of certification. Because this
10 condition was not met the only obligations that were outstanding were the bonds that
11 were issued for the surface parking and the road and utility improvements to Mill Street
12 and these were the only expenses that could be reimbursed by tax increment. When
13 the City began considering a public parking ramp there had been discussions about
14 alternative funding sources. In 2015, the City began the process of seeking exemption
15 from the 5-year rule for the Widsten TIF District and this tax bill was approved in 2017.
16 The way the parking ramp was financed was through general obligation tax increment
17 bonds. These were issued based upon the increment the City had available from the
18 Presbyterian Homes development. Now the Widsten TIF District funds will be used to
19 pay the debt services on these bonds and allow the tax increment from the Presbyterian
20 Homes District can be used for other redevelopment endeavors including the Lake
21 Front initiatives. The amendment to the TIF Plan will include the special legislation and
22 a modification to the budget. The City will look at the actual increment that would be
23 coming in and this is more increment than the City had in the original plan and this will
24 require a public hearing. A redevelopment TIF District term is 26-years. The Widsten
25 TIF District that was created gave an artificially short term by 2-3 years. The City will
26 allow this to go to its natural term and this will be part of the public hearing process.

27
28 Shaver asked if the District had been decertified.

29
30 Kvilvang explained the District had not been decertified and the existing start date will
31 be in effect and the term will to the natural term end date of 2022

32
33 Ambrose stated he would not be able to attend the July 27 HRA meeting.

34
35 Kvilvang stated it would work better to have the next meeting after July 27 but before
36 September 4.

37
38 Dahl stated he would work with the HRA to determine the next meeting date.

39
40 Petit asked if there would be \$2.4 million for the Lake Front.

41
42 Dahl stated the \$2.4 million would to pay for the parking ramp.

43
44 Kvilvang clarified there are additional dollars available because the City can now use
45 the Widsten dollars for the ramp and the Presbyterian Homes dollars for other projects.

46

1 Petit made a motion to adopt Resolution 01-2017HRA, requesting that the City Council
2 call for a public hearing on the Modification to Tax Increment Financing District #3
3 (Widsten), seconded by Ambrose. The motion passed 5/0 by voice vote.

4
5 c. Other Redevelopment Updates

6
7 Dahl stated the whole parking ramp would possibly be open by July 4th. The final items
8 to be finished include the entry portals, installation of directional signage and the
9 landscaping between the ramp and Widsten. The City Council would be discussing add
10 on items such as a monument sign on Superior and a directional kiosk with business
11 advertising. They are projecting to be about \$200,000 under budget.

12
13 Petit expressed safety concerns with the sharp stones that were being used in the
14 landscaping with the ramp.

15
16 Dahl stated staff would look at these concerns.

17
18 Fox asked if there had been any public comments on the aesthetics of the ramp.

19
20 Dahl stated he has only heard positive comments. The ipe wood and signage would
21 enhance the look of the ramp.

22
23 Dahl stated the City is continuing to communicate with property owners from the
24 intersection of Barry and Lake and the old bank building to Ferndale about creating a
25 TIF District. This collaborative would be an effort to eliminate the blight along this strip.
26 They are refining what they want to develop based on the market. They are hoping they
27 would agree to a preliminary term sheet moving forward on some scale and exploring
28 creating a TIF district and paying for the costs. The goal would be to eliminate the blight
29 and creating public parking. The HRA and City Council will have a joint meeting before
30 the City moves forward with these plans. He stated the Meyer Place project received
31 approval and Wayzata Blu received conceptual approval.

32
33 Shaver asked for an update on the exploration of the Special Services/Mobility District.

34
35 Dahl stated the Mobility District had been discussed as one of the tools to alleviate
36 parking issues downtown. The primary reason for this would be for the ongoing
37 maintenance and operation costs of the ramp. The City has hired a consultant and they
38 are moving forward with the process including surveying business and property owners
39 in the area to determine what other items they would like to see included in the district
40 such as marketing the area or snow removal. The intent is to pay for services above
41 and beyond what the City would normally provide for the area. Once the City Council
42 approves the petition, then they would determine who would provide the services
43 included in the petition.

44
45 Wothe asked for an update on the intersection of Superior and Wayzata Blvd.

46
47 Dahl stated the Council had determined the flow would be directed to Wayzata Blvd and
48 the next step would be to approve a design contract with an engineering firm. This

1 would likely include a steering committee to ensure concerns are addressed. The hope
2 is the City would be able to go out for bid early next year.

3
4 Shaver stated the Mayor would like to have a member of the HRA serve on the Comp
5 Plan review committee.

6
7 Dahl stated there are three new businesses currently in the process of opening in
8 Wayzata. The hotel and restaurant are now open and people are starting to move into
9 the condos.

10
11
12 NEXT MEETING DATE: 7:30 am on JULY 27, 2017

13
14 Shaver stated the HRA would not be meeting on July 27 and Dahl would work with the
15 HRA to determine when the next meeting would be.

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17
18 ADJOURNMENT

19
20 There being no further business; Wothe motioned to adjourn at 8:12 a.m., seconded by
21 Ambrose. The motion passed 5/0 by voice vote.

22
23 Respectfully submitted,

24
25 *Becky Malone 08-03-2017*

26
27 Becky Malone
28 Deputy City Clerk
29 City of Wayzata

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