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**WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
September 7, 2021**

6:00 p.m. Discussion of Tax Increment Financing District #6 Status Prioritization of Projects

Mayor Mouton called the meeting to order at 6:00 p.m. The workshop was held in-person in the Community Room at City Hall. Council Members present: Plechash, Buchanan, Iverson and MacDonald. Also present: City Manager Jeff Dahl, Administrative Services Director Aurora Yager, Community Development Director Emily Goellner, and Interim Police Chief Marc Schultz. Stacie Kvilvang, of Ehlers and Associates was also present.

Mr. Dahl provided a status update on TIF #6, explained the impacts of allocating increment for Panoway on Wayzata Bay (Boardwalk and Docks), and provided feedback on prioritization of TIF #6 related projects.

Ms. Kvilvang discussed background that Tax Increment Financing District #6 was established in 2017 to assist in redevelopment of the West End of Downtown Wayzata stating it is an unique district which comprises more than 20 parcels. The original market value of the district was \$39 million. That amount has already jumped to \$96 million. Since the district was established, the following activity has occurred:

- Four private redevelopment projects will receive approximately \$5 million in TIF over the term of the district;
- Two private redevelopment projects did not receive any TIF;
- Public infrastructure improvements:
 - Lake Street (Panoway)—street, utilities, sidewalk
 - Barry/Lake Parking Lot

Despite the obligations of four private redevelopment projects and two public improvement projects, staff and consultants are expecting significant additional increment, approximately \$9 million, to be available over the term of the district to be used for public improvement projects. Flexibility approved in the 2021 State Legislative Session, in addition to the standard public improvements that this increment could fund (streets, utilities, sidewalks, parking infrastructure, purchasing of blighted properties), the City can now utilize the increment for construction of the Boardwalk and Dock portion of Panoway on Wayzata Bay and count it as an in district expenditure. The design and construction of this project is anticipated to be about \$8 million, \$4 million of which has already been allocated through the State bonding bill.

Council Member Iverson asked what would happen if we didn't use the increment on Panoway. Ms. Kvilvang indicated that there were other potential projects that could be paid out of pooling but to a lesser amount. Otherwise, after the district is decertified, the unused increment would go back to the County, State, and City.

Council Member Plechash asked if the list of projects was comprehensive or if there were other options the increment could be used for. Ms. Kvilvang and Mr. Dahl explained that some other options that haven't been explored yet at this point could include affordable housing, constructing additional parking, or purchasing blighted property for redevelopment.

Council discussed the options and directed staff to come back with a list with more potential future uses of increment to help them decide if it should be used for Panoway or other projects.

6:30 p.m. Discussion of Amendments to Parking Ordinance

Interim Police Chief Schultz provided background stating Chapter 302 of the City Code, "Parking Regulations" was amended in April 2020 to address several concerns. Specifically, the amendments addressed how vehicles or trailer units shall not, "be stopped, parked or left standing on any street or

1 street right-of-way within the City for a continuous period of time in excess of 72 hours." Part of the
2 amendment added language that stipulates that any vehicle moved a distance of not more than 500 feet
3 during the limited parking period (72 hours) shall be deemed to have remained stationary.
4

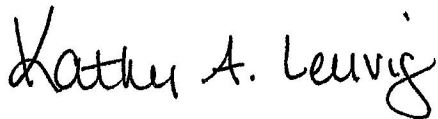
5 Since the ordinance was amended, the PD has received multiple complaints regarding trailers parked on
6 roadways in excess of the 72 hour limit. Through frequent observation and "tire chalking", these trailers
7 are not in violation of the current ordinance as we believe they are being moved more than 500 feet and,
8 in some cases, driven around the block and immediately returned to the same locations on the street
9 within 72 hours of initial observation. One solution to this issue would be to add the attached draft
10 clarification that addresses trailer or camper parking and not on street vehicular parking.

11 There was consensus on the Council to have staff move forward with the proposed ordinance
12 amendments at a future Council meeting.
13

14 Mr. Dahl said that next steps would be to work with the City Attorney to draft an Ordinance Amendment
15 for consideration at a future Council Meeting.
16

17 The workshop meeting was adjourned at 6:45 p.m.
18

19 Respectfully submitted,
20



21 Kathy Leervig
22 City Clerk
23
24