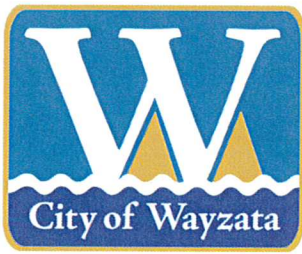


City of Wayzata Housing and Redevelopment Authority
Meeting Agenda
Thursday, July 26, 2018

7:30 am – 8:30 am
Wayzata City Hall Community Room
600 Rice Street East
Wayzata, MN 55391

1. Call to Order – Chairman Shaver
2. Approval of Agenda
3. Approval of Minutes of February 22, 2018
4. Old Business
 - a. Receipt of HRA 2017 Financial Report
5. New Business
 - a. Development Update
6. Recognition of Retiring City Clerk, Becky Malone
7. Next Meeting Date: October 25, 2018
8. Adjournment



City of Wayzata Housing and Redevelopment Authority Agenda Report

MEETING DATE: July 26, 2018	AGENDA ITEM: 3
TITLE: Approval of Meeting Minutes of February 22, 2018	
PROPOSED MOTION: To Approve the Regular Meeting Minutes of February 22, 2018	
PREPARED BY: Jeffrey Dahl, Executive Director	
REVIEWED BY: N/A	

ACTION REQUESTED:

Staff recommends approval of the attached minutes.

FINANCIAL OR BUDGET CONSIDERATION:

N/A

BACKGROUND:

N/A

ATTACHMENTS:

1. February 22, 2018 Regular Meeting Minutes

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

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

a. Special Meeting Minutes of December 5, 2017

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

OLD BUSINESS

None

NEW BUSINESS

a. City Council Reappointment of Steve Fox to HRA

Shaver congratulated Mr. Fox for his reappointment to the HRA for a 5-year term.

b. Election of Officers

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

c. Discussion of Bylaws

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

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

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 Hues 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 Hugh's
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

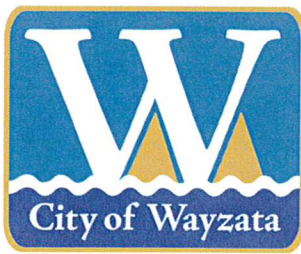
20
21
22 ADJOURNMENT

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
29
30 Becky Malone
31 Deputy City Clerk
32 City of Wayzata

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



City of Wayzata Housing and Redevelopment Authority Agenda Report

MEETING DATE: July 26, 2018	AGENDA ITEM: 4a
TITLE: Receipt of 2017 HRA Financial Report	
PROPOSED MOTION: To Accept the 2017 HRA Financial Report	
PREPARED BY: Jeffrey Dahl, City Manager	
REVIEWED BY: N/A	

ACTION REQUESTED:

Upon review, staff recommends acceptance of the 2017 HRA Financial Report.

FINANCIAL OR BUDGET CONSIDERATION:

See the attached report.

BACKGROUND:

Every year, the HRA reviews its financials based on a report from its financial consultant, AEM. Attached is a memo and an updated analysis as presented by Steve McDonald, from AEM, for your review. This item is typically approved in the spring. However, approval was delayed due to the cancelation of the April meeting.

ATTACHMENTS:

1. HRA Financial Memo and Statements, dated July 23, 2018



AEM Financial Solutions™

July 23, 2018

MEMORANDUM

To: Jeff Dahl, City Manager
From: Steve McDonald, City Contracted Finance Director
Re: HRA Financial Statements -12-31-2017

Background

The Wayzata Housing and Redevelopment Authority (HRA) assists the City Council in addressing the City's housing and redevelopment goals and objectives in accordance with the Comprehensive Plan. It is a legally separate entity, of which the governing body consists of a five member board of commissioners approved, but not selected, by the City Council. With the exception of the City Council approving board members and the HRA's budget, the HRA has complete control over its own duties. However, all HRA administrative and financial functions are performed by City staff, and the HRA is fiscally dependent upon the City. It is these criteria that result in the HRA being reported as a discretely presented component unit. The HRA does not prepare separate financial statements. Information on the HRA's governmental funds are shown as attachments to this memo.

The HRA has three separate funds to report activity. They are described below:

314 Widsten Tax Increment (TIF 3) – TIF District No. 3 was submitted for certification on February 22, 1995 and was certified March 1, 1996. TIF District No. 3 must be decertified no later than March 1, 2020. TIF District No. 3 was originally established in 1995 to facilitate the redevelopment of the Widsten Elementary School which had been vacated by I.S.D. No. 284 (Wayzata). Pursuant to the 1995 TIF Plan the City and HRA acquired certain parcels and completed public redevelopment activities including various utility and streetscape improvements. Acquired land on the Widsten block was resold for private redevelopment. An amendment to the TIF Plan for TIF District No. 3 was adopted February 21, 2001 authorizing increased expenditures for a municipal parking facility on Mill Street and addition storm sewer improvements.

This fund has completed its original purpose but obtained special legislation that would allow for broader use of existing and future tax increment. Future increment will be used to pay for debt service related to the Municipal Ramp. This obligation is evidenced by the \$1,534,266 due to the general fund of the City.

316 Bay Center Tax Increment (TIF 5) - The City Council of the City of Wayzata, Minnesota (the "City") and the Housing and Redevelopment Authority in and for the City (the "Authority") have determined that pursuant to the 2010 Wayzata TIF District No. 5 Special Law, it is necessary and in the best interests of the City to decertify Redevelopment Tax Increment Financing District No. 5, originally certified June 11, 2009, and adopt and implement a Tax Increment Financing TIF Plan ("TIF Plan") for Replacement Redevelopment TIF District No. 5 ("Replacement TIF District No. 5") and request a new Replacement TIF District No. 5 certification. Replacement TIF District No. 5 lies within the Central Area Redevelopment District (the "CARD"), which was established in 1977 and enlarged and modified by amendments to the Redevelopment Project Plan in 1979, 1986, 1992, 1995 and 1999, and 2008.

The 2010 Wayzata TIF District No. 5 Special Law was enacted by the Minnesota legislature in recognition of the detrimental impact of the 2008 economic downturn on real estate redevelopment projects such as the proposed redevelopment of the Wayzata Bay Center as described in the Agreement and TIF Plan for TIF District No. 5. The City and Authority were allowed additional flexibility, in part, as follows:

Any parcel is deemed to meet the requirements of Minnesota Statutes, section 469.174, subdivision 10, paragraph (d), clause (1), if the following conditions are met:

- 1) a building on the parcel was demolished by a developer or the city after the city council found the building to be structurally substandard upon approval of original tax increment financing plan for the district; and
- 2) the city decertifies Redevelopment Tax Increment Financing District No. 5, but files a request with the county auditor for certification of the parcel as part of a subsequent redevelopment or renewal and renovation district within ten years after the date of demolition.

This District will be used to fund pay as you go notes totaling \$23 million and approximately \$520 thousand of annual debt service costs on the new municipal ramp. Currently there is a fund balance deficit of \$8,091 but this should be eliminated in 2018 with further increment collections.

305 Downtown (TIF 6) - The District currently consists of 24 parcels of land and adjacent and internal rights-of-way. The District is being created to facilitate the construction of approximately 71 condos, 53,690 square feet of office space, 10,603 square feet of retail space, a public lot/ramp and road and streetscape improvements along Lake Street within the City. Currently, Wayzata Blu has received City planning approvals for the construction of 18 condos and approximately 3,500 sq/ft of retail located on four (4) parcels along Lake Street. Construction has just commenced. The developer has not requested, nor is the HRA providing assistance to this project. In addition, Homestead Properties has received approval for the development of 22 condos on the former Meyers Dairy site located at 105 Lake Street East. Construction is expected to commence sometime in 2018. The developer has not requested, nor is the HRA providing assistance to this project.

Hoyt properties has submitted an application for TIF assistance to redevelop property they own located at 253 Lake Street East into 16 condominiums. The developer intends to donate a large portion of the site to the City to construct the needed parking for this area of the downtown. The HRA has not entered into a contract with the developer and any assistance provided would be on a pay-as-you-go basis. The City is aware of two (2) other developers that have inquired about assistance to redevelop their properties into office and or housing uses but have not formally submitted anything to the City at this time. The City intends to utilize TIF for purposes of paying for public improvements, including but not limited to, a new City parking lot/ramp, road, streetscape and utility improvements.

The current fund deficit of \$17,950 resulted from the initial costs to establish the district and should be eliminated when increment begins in 2020.

440 Housing (TIF 2) – This fund represents the remaining pooled funds from the TIF 2 (Card) district. There are no current debt obligations for this fund.

Overall - The financial activities of the HRA are consistent with the City expectations and there appears to be adequate resources to fund future activity. The deficit fund balances that exists will be eliminated based on current cash flow projections and are typical in the management of these districts.

City of Wayzata, Minnesota
Housing and Redevelopment Authority
(Discretely Presented Component Unit)
Combining Balance Sheet
December 31, 2017

	Special Revenue 440	Debt Service 314	Capital Projects		
			316	305	
	Housing	Widsten Tax Increment	Bay Center Tax Increment	Downtown TIF 6	Total
Assets					
Cash and temporary investments	\$ 12,739	\$ 339,282	\$ 1,057,649	\$ -	\$ 1,409,670
Receivables					
Accrued interest	8,086	-	-	-	8,086
Notes	19,250	-	-	-	19,250
Due from other funds	16,459	-	-	-	16,459
Total Assets	\$ 56,534	\$ 339,282	\$ 1,057,649	\$ -	\$ 1,453,465
Liabilities					
Accounts payable	\$ -	\$ -	\$ 999,186	\$ 1,491	\$ 1,000,677
Due to other governments	-	1,192	66,554	-	67,746
Due to other funds	-	-	-	16,459	16,459
Accrued interest payable	-	25,571	-	-	25,571
Due to primary government	-	1,534,266	-	-	1,534,266
Deposits payable	703	-	-	-	703
Total Liabilities	703	1,561,029	1,065,740	17,950	2,645,422
Fund Balances					
Restricted for economic development	55,831	-	-	-	55,831
Unassigned	-	(1,221,747)	(8,091)	(17,950)	(1,247,788)
Total Fund Balances	55,831	(1,221,747)	(8,091)	(17,950)	(1,191,957)
Total Liabilities and Fund Balances	\$ 56,534	\$ 339,282	\$ 1,057,649	\$ -	\$ 1,453,465
Total fund balances reported above					\$ (1,191,957)
Amounts reported for the Housing and Redevelopment Authority in the statement of net position are different because					
Capital assets used in the Housing and Redevelopment Authority are not financial resources and therefore are not reported as assets in the funds.					
Cost of capital assets					2,092,900
Total Net Position - Housing and Redevelopment Authority					<u>\$ 900,943</u>

City of Wayzata, Minnesota
Housing and Redevelopment Authority
(Discretely Presented Component Unit)
Combining Statement of Revenues, Expenditures and
Changes in Fund Balances
For the Year Ended December 31, 2017

	Special Revenue 440	Debt Service 314	Capital Projects		
			316	305	
	Housing	Widsten Tax Increment	Bay Center Tax Increment	Downtown TIF 6	Total
Revenues					
Tax increment	\$ -	\$ 437,751	\$ 2,111,744	\$ -	\$ 2,549,495
Investment earnings	932	9,769	3,121	(18)	13,804
Total Revenues	932	447,520	2,114,865	(18)	2,563,299
Expenditures					
Current					
Housing and economic development	-	2,218,715	2,056,240	17,932	4,292,887
Debt service					
Interest and other	-	171,427	-	-	171,427
Total Expenditures	-	2,390,142	2,056,240	17,932	4,464,314
Net Change in Fund Balances	932	(1,942,622)	58,625	(17,950)	(1,901,015)
Fund Balances, January 1	54,899	720,875	(66,716)	-	709,058
Fund Balances, December 31	<u>\$ 55,831</u>	<u>\$ (1,221,747)</u>	<u>\$ (8,091)</u>	<u>\$ (17,950)</u>	<u>\$ (1,191,957)</u>

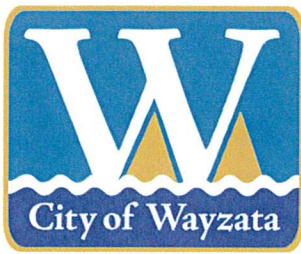
Amounts reported for governmental activities in the statement of activities are different because

Total Net Change in Fund Balances - Governmental Funds (1,901,015)

Certain revenues are recognized as soon as they are earned. Under the modified accrual basis of accounting, certain revenues cannot be recognized until they are available to liquidate liabilities of the current period.

Property taxes (6,441)

Change in Net Position - Housing and Redevelopment Authority \$ (1,907,456)



City of Wayzata Housing and Redevelopment Authority Agenda Report

MEETING DATE: July 26, 2018	AGENDA ITEM: 5a
TITLE: Development Update	
PROPOSED MOTION: N/A	
PREPARED BY: Jeffrey Dahl, Executive Director	
REVIEWED BY: N/A	

ACTION REQUESTED:

N/A

FINANCIAL OR BUDGET CONSIDERATION:

N/A

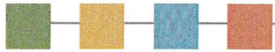
BACKGROUND:

Stacie Kvilvang will be in attendance to provide a brief overview of TIF, the new TIF #6 District, and a summary of the TIF Request from 253 Lake Street. In addition, staff will provide an update on the following items:

- Progress Downtown West TIF Development District
 - Wayzata Blu
 - Meyer Place
 - 235 Lake Street
 - Zitzloff Office Building
 - Parking Lot
- Progress on Broadway Place
- Progress on Exploration of Special Services District
- Progress on 2040 Comprehensive Plan Update
- Directory Signs
- Future Road Construction Projects

ATTACHMENTS:

1. Memo from Stacy Kvilvang, Ehlers Re: 253 Lake Street TIF Application, dated July 24, 2018
2. Preliminary Plans for Public Parking at Barry and Lake



Memo

To: Jeffrey Dahl – HRA Executive Director
From: Stacie Kvilvang
Date: July 24, 2018
Subject: Hoyt TIF Request

The City of Wayzata requested that Ehlers review the development pro forma and Tax Increment Financing (TIF) request from Brad Hoyt (the "Developer") for his proposal to construct 16 condominium units on property he currently owns at 253 Lake Street East. The Developer initially requested \$4,775,982 of TIF assistance. In addition, separate from his TIF request, he agreed to deed the back portion of the property to the City for use as a publicly owned parking area.

We have reviewed the project based on general industry standards for construction, land, and project costs; sales prices and; developer profit as noted below.

Pro Forma Analysis

The development pro forma assumptions were generally reasonable and within industry standards. The proposed summary uses, sources and developer profit include:

Cost Summary	Amount	Percent	Per Unit
Acquisition	\$ 2,500,000	13.88%	\$ 156,250
Demo/Environmental	\$ 775,000	4.30%	\$ 48,438
Construction costs	\$ 11,606,263	64.44%	\$ 725,391
Professional Services	\$ 628,700	3.49%	\$ 39,294
FF & E/Sales/Marketing	\$ 1,625,000	9.02%	\$ 101,563
Financing Costs/Carrying Costs	\$ 874,774	4.86%	\$ 54,673.38
Total Project Cost	\$ 18,009,737	100.00%	\$ 1,174,828

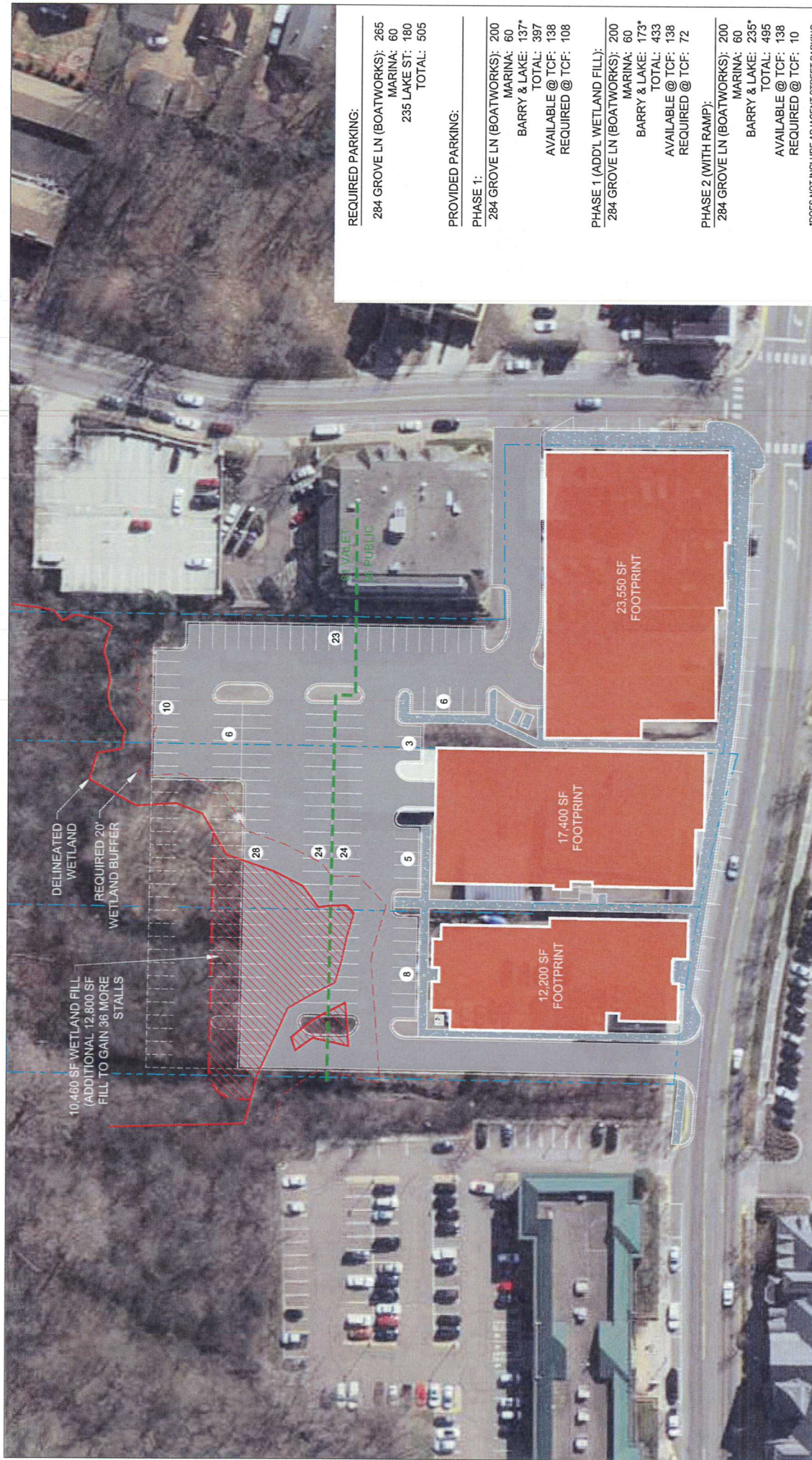
Income Summary	Amount	Percent	Per Unit
Total Sales	\$ 17,500,000	97%	\$ 1,093,750
TIF (26 years - PV @ 5%)	\$ 1,759,000	10%	\$ 109,937
Total Proceeds	\$ 19,259,000	\$ 550	\$ 1,203,687

Developer Profit	Amount	Percent	Per Unit
Developer Profit	\$ 1,249,263	6.94%	\$ 78,079

1. **Acquisition Costs:** The acquisition costs of approximately \$156,000 per unit is appropriate and below the typical 25% of overall development costs. It should be noted that the overall sales price of the land is around the current market value set by the County Assessor which is \$2,418,000.
2. **Construction Costs:** Construction costs of approximately \$11.6 million equates to \$258 sq/ft of gross building area which is in line with industry standards.
3. **Demo/Environmental Costs:** The combined costs of \$775,000 are based upon estimates but are reasonable based upon information received from the developer. These costs are 100% eligible for TIF reimbursement.
4. **Professional Services:** Based upon our review, we believe this cost category may be under funded due to not accounting for typical costs such as customer satisfaction (1% to 2% of total sales), development warranty, interior design services/finishing consultant, etc.
5. **Financing Costs:** Realtor fees of 5% are within industry standards as is the amount of construction period interest anticipated for the project. However, like Professional Services, we believe this cost category may be under funded do to not accounting for typical costs such as closing fees for the individual units, along with disbursement fees and other unit specific fees.
6. **Developer Profit:** Without the TIF assistance, there is no profit for the Developer. With the proposed pay-as-you-go (PAYGO) TIF, the developer profit is 6.94% which is below the typical industry standard of 8% to 10%.

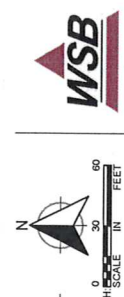
Based on this detailed analysis, in order to assist the Developer in obtaining a typical market return of 8%, he would need \$1,950,000 in assistance, which is nearly \$200,000 more than is generated over the term of the TIF district. We recommend providing the Developer a PAYGO TIF Note for \$1.759 million at a 5.00% interest rate (full term of the TIF District). In addition, we would recommend a "look back" provision be incorporated that looks at the actual costs and sales prices to determine the final sizing of the TIF Note.

Please contact me at 651-697-8506 with any questions.



REQUIRED PARKING:	
284 GROVE LN (BOATWORKS):	265
MARINA:	60
235 LAKE ST:	180
TOTAL:	505
PROVIDED PARKING:	
PHASE 1:	
284 GROVE LN (BOATWORKS):	200
MARINA:	60
BARRY & LAKE:	137*
TOTAL:	397
AVAILABLE @ TCF:	138
REQUIRED @ TCF:	108
PHASE 1 (ADD'L WETLAND FILL):	
284 GROVE LN (BOATWORKS):	200
MARINA:	60
BARRY & LAKE:	173*
TOTAL:	433
AVAILABLE @ TCF:	138
REQUIRED @ TCF:	72
PHASE 2 (WITH RAMP):	
284 GROVE LN (BOATWORKS):	200
MARINA:	60
BARRY & LAKE:	235*
TOTAL:	495
AVAILABLE @ TCF:	138
REQUIRED @ TCF:	10

*DOES NOT INCLUDE ADJACENT STREET PARKING



BARRY AVENUE & LAKE STREET PARKING LOT

Concept Plan G
Wayzata, Minnesota
03/15/18 | 011513-000

