

**WAYZATA CITY COUNCIL
JOINT WORKSHOP MEETING MINUTES
April 4, 2013**

AGENDA ITEM 1. Call to Order and Roll Call.

Mayor Willcox called the joint economic development strategy workshop to order at 7:02 a.m. Council Members present: Amdal, Anderson, Mullin, and Tanner. HRA Commissioners present: Ambrose, McGill, Petit, and Wothe. Absent and excused: Chair Shaver. Also present: City Manager Nelson, Finance Manager Kathy Ovshak, Deputy City Clerk Malone, Communication Specialist Samantha Grosz, and Stacie Kvilvang of Ehlers & Associates.

AGENDA ITEM 2. Approve Agenda.

The agenda was approved as presented.

AGENDA ITEM 3. Workshop Meeting.

a. Discuss Economic Development Strategy for the City of Wayzata

Mr. Willcox welcomed all to the meeting, noting the Council has determined to place a priority on more active economic development. He indicated one of the factors in hiring Ms. Nelson as City Manager was her experience with economic development and this workshop is intended to launch that effort.

Ms. Nelson stated she would like to know what economic development means to those present so while out talking with developers and property owners, staff will be working within an agreed upon framework. Staff would also like to know the risk level the City is willing to tolerate, noting there has been consistent feedback for the City to take a more proactive approach with economic development.

Ms. Kvilvang, Ehlers & Associates, described her involvement with local and out-state developments, noting they range from small- to large-scale projects. The opportunity today, is to get a sense of what Wayzata's policy and decision makers want for development/redevelopment in Wayzata and to provide guidance to staff.

Ms. Kvilvang described what was meant by economic development, noting it is more than buildings and jobs, it is the infrastructure, housing, and social amenities as well as quality of life. She clarified redevelopment is not a capital cost but an operational cost in the end. This means whatever is built/redeveloped results in tax base.

Ms. Kvilvang asked what is the reasonable tax burden Wayzata wants in the context of providing services and businesses for its residents. She presented data on Wayzata's housing, retail, and office profile and answered questions relating to the percentage of retail, noting the data presented is from 2009 but she did not think it had changed much.

Ms. Kvilvang noted Wayzata has higher rent structures so it will be impacted more than elsewhere during recessionary times because tenants will look for lower rents. However, people who own income-generating property control the lease rates and if additional rent is needed to cover the mortgage, they will lower rents to fill the space. Ms. Kvilvang indicated there is nothing the City can, or should, do to insert itself into that process.

Peter Herfurth, building owner, stated he disagreed with the comment that vacancy is driven by higher rent rates. Ms. Kvilvang stated the data being presented includes mass rates for the I-394 corridor and not specifically for the West End. Mr. Herfurth felt it was not appropriate for the HRA to comment without reviewing the background.

Mr. Mullin suggested footnoting this data to indicate the Bay Center is not included. Ms. Kvilvang indicated the data can be updated once those spaces come on line.

Ms. Kvilvang reported people's impression of Wayzata is that it has a downtown all would love to have, great restaurants, boutique retail, is a small lake community with the feel of a small town/resort area, and is an affluent and wealthy City. Ms. Kvilvang indicated parking

1 downtown was the biggest complaint as well as it being confusing to find downtown from the
2 freeway so there was need for better wayfinding signage. In addition, it was difficult to navigate
3 Wayzata Boulevard due to multiple access points.

4 Ms. Kvilvang stated Wayzata has been more reactive in pursuing development/
5 redevelopment, noting it comes down to staff and resources and since Wayzata has a small staff,
6 the Council needs to prioritize their tasks.

7 Ms. Kvilvang presented examples of legacy decisions and investments made in
8 public/private partnerships to change the character and nature of its declining multi-family
9 apartment properties. Mr. Mullin noted the examples being cited do not relate well with the
10 small-sized footprint of Wayzata and he preferred to see other more-like examples. Ms. Kvilvang
11 pointed out that the rental housing stock in Wayzata is also aging. Ms. Kvilvang emphasized that
12 the examples aren't intended to focus on the similarity of dissimilarity of the communities, but
13 rather the policy decisions and/or investments in infrastructure that were made that changed the
14 course of a neighborhood, commercial area or a community as a whole.

15 Ms. Kvilvang then described the aggressive efforts of the cities of St. Louis Park and
16 Edina. She indicated that cities have three choices: 1.) Do nothing (resulting in lost opportunity
17 and construction of undesired projects); 2.) Be reactive in planning (what Wayzata is currently
18 doing); and, 3.) Be active/proactive in planning (giving direction to staff to work with developers
19 to obtain desired projects, actively pursue development, provide incentives such as creating TIF
20 Districts, acting as facilitator between property owner and developer, and planning key site
21 development/redevelopment).

22 Ms. Kvilvang stated most everyone responded in the questionnaire that Wayzata should
23 be proactive so that needs to be defined. She asked if they wanted staff to work on and actively
24 pursue projects, only provide incentive, or acquire property to assure development
25 redevelopment.

26 Mr. Petit asked whether economic development is the responsibility of the landowner.

27 Mr. Mullin noted if you look at the survey responses, it involves parcels on the north side
28 from Barry to Ferndale Avenues, along that corridor. He felt since Wayzata already has TCF,
29 Hoyt, Hughes, Meyer Brothers, and Boatworks, it can invite interesting conversation around
30 those topics. Mr. Mullin stated the problem in how Wayzata has looked at development
31 reactively, is to pick off one parcel at a time.

32 Mr. Petit stated he appreciates those properties, but one of those properties does not have
33 a pulse and asked how do we go about that.

34 Ms. Anderson stated she liked to look at a higher approach of the entire area, noting the
35 East end is being developed in a certain way and asked what the City would do with the West
36 end. She felt the City could look at it as an opportunity for the Meyer Brothers and other
37 properties, to become something else that would fit and suit the needs of the community that the
38 East end would not touch. She asked what Wayzata is missing and suggested then identifying
39 that use and approach it as the West end.

40 Mr. Petit stated when you cast that bigger net and try to do something that is similar to
41 the examples, he would ask at what point does that end "small town." He noted it could subtly
42 become defined or controlled by a single developer and the City could potentially wind up with a
43 gigantic project; however, everyone wants "small town."

44 Ms. Kvilvang stated the City needs to figure out what should the West end look like,
45 whether retail, housing, small two-story, or four-story and higher. Once the City has a plan or
46 vision, it can move to implementation and ask what it can do to facilitate that plan.

47 Mr. Willcox noted the bigger question is the benefit and to what extent does Wayzata
48 want to be owners and "on the hook" for some of these things. He pointed out that at the end of
49 the day, it is the resident's money and while the projects cited were successful examples, there are
50 also unsuccessful projects like the Burnsville entertainment center.

1 Mr. Mullin stated he would like to hear people's point of view and whether there is
2 appetite for Wayzata to move from Strategy 2 into something more proactive such as Strategies 1,
3 3, or 4.

4 Mr. Petit felt it would depend on opportunity and if talking about what is critical,
5 suggested discussion of Village Shops because it is located across from the Bay Center.

6 Mr. Amdal stated with Meyer Brothers, the property owners are not ready to sell and he
7 would suggest Strategies 3 and 4 have potential.

8 Mr. Wothe stated a developer and landowner will have different vision from the City. He
9 felt purchasing the land would be the easiest because there is then no need to enact new
10 ordinances to enable the City's vision to come forward.

11 Ms. Anderson asked if Wayzata has a vision for that area because if someone wants to
12 redevelop the Meyer's property without assistance, it would rely on the zoning. She felt it would
13 be best to figure out what the City wants for that area and then tell developers the City's vision.
14 She noted the development community that would undertake such a project in the metropolitan
15 area is relatively small, already has projects in its pipeline, and would not know of Wayzata's
16 opportunities unless they are called.

17 Mr. Amdal stated Wayzata is in Strategies 2 and 5, and moving into Strategy 4 to address
18 capacity for four-story without parking. He stated the City needs to address parking, noting some
19 properties are landlocked and have no parking so they cannot succeed without parking.

20 Mr. Mullin agreed with the importance of focusing on parking.

21 Mr. Wothe stated years ago there had been input from citizens that they did not support
22 parking so he surveyed half a dozen business owners at 50th and France in Edina who said the
23 parking ramp was the best thing that happened for their businesses.

24 Mr. Willcox stated the argument is whether a parking ramp equals "small town feel" and
25 the answer was that it did not, which created tension.

26 Ms. Anderson suggested a different vision in what the parking ramp looks like and where
27 it goes, possibly being integrated into the development or placed underground so it is not a
28 massive Arbor Lakes type of ramp.

29 Mr. Willcox pointed out there is a difference with the City providing infrastructure and it
30 buying property for development of a use. One is an expected role (parking, streets, signs). He
31 asked whether the City was prepared to make the "leap" from providing infrastructure/parking
32 ramps into development of property.

33 Mr. Petit noted the properties on that West end are also narrow and difficult to develop.

34 Mr. Mullin supported asking people to prioritize the top ten parcels and then ask which
35 areas do these tools apply to those top ten parcels, which will create a dialog. He felt it had been
36 a missed opportunity when the Boatworks was let go for the third time.

37 Mr. Willcox stated Wayzata is also developing the lakefront, which is an easy decision
38 because there is momentum. However, with the Boatworks it involves being a landlord so the
39 City needs to determine if it is comfortable with that role.

40 Ms. Kvilvang agreed with the need to talk about projects Wayzata wants, potential land
41 acquisition needed, how many dollars to outlay, and does the City have the financial ability to do
42 that. She stated the City needs to determine if it has a "bird in hand" with a vacant property and
43 willing seller, and if it is reasonable to purchase to assemble parcels for development. Staff can
44 help the Council/HRA understand the risks and how they can be mitigated.

45 Mr. Willcox asked how the Council/HRA can begin to think about development of other
46 individual properties, such as Meyer Brothers Dairy and Village Shops. Ms. Kvilvang stated
47 Meyer Brothers is different because there isn't a lot of development/redevelopment on that end of
48 Wayzata. She explained if the City wants to be more proactive, staff can have dialog with
49 property owners about that vision and gain developer's honest feedback. The property owners
50 can then consider their business plan, if they are willing to sell, and if so when they would be
51 willing to sell. Ms. Kvilvang stated with Village Shops it is a different type of consideration.

1 Mr. Mullin asked what land acquisition is needed to complete the lakefront and make
2 public spaces more robust and meaningful. Ms. Kvilvang stated that involves a legacy decision,
3 noting the City of Detroit Lakes had purchased the cabins on the west side its lake and created a
4 1.5-mile beach that draws people.

5 Mr. Petit stated the car wash may be doing well but the issue is “pulse versus no pulse.”
6 He stated he is hearing there is not much handle on a grander scheme and asked if the City is far
7 enough ahead of development. Ms. Kvilvang answered that Wayzata is not far enough ahead of
8 development and needs to get a plan in place.

9 Mr. Wothe stated Wayzata does not have a vision for the entire city. He wanted to retain
10 “small town flavor” but noted Wayzata has no theater, hardware store, drug store, or discount
11 grocery that you would typically find in a town of 4,000 people. Mr. Wothe stated there is a
12 dichotomy in talking about “small town flavor” when you cannot buy a residential lot under
13 \$250,000.

14 Mr. Amdal stated if talking about larger planning districts, the charm of Wayzata is that it
15 has small parcels. However, the 14-acre Bay Center was a “game changer.” He asked how to get
16 people into downtown Wayzata from State and County roads, noting there are only two access
17 points. He expressed concern it will become like Stillwater with chaos in getting traffic in and
18 out so the City should work with other agencies to upgrade roadways and infrastructure to assure
19 people can get in and out of town. He felt it was the City’s responsibility to provide
20 infrastructure, determine the zoning overlay, and have a more open attitude towards
21 redevelopment.

22 Ms. Kvilvang stated a traffic study by an engineer can figure out how to deal with traffic.
23 She noted that just because Presbyterian Homes is a bigger development, that does not mean a
24 “Presbyterian Homes II” will occur on the West end. She stated if that end develops on smaller
25 parcels, she would ask where would they park, is infrastructure needed to get people in and out of
26 the area, and what other services would be needed.

27 Mr. Tanner supported looking at development/redevelopment with a “small town feel”
28 and creating a vision. He noted that the Bay Center met all design standards but when it became
29 Presbyterian Homes, the project was larger to support the cost of building. Mr. Tanner stated that
30 is what he is afraid will occur on the West end, a bigger project to support project costs. He
31 stated most have stated support for “small town charm” but 50th and France and Centennial Lakes
32 is not Wayzata’s small town environment. Mr. Tanner supported creating a vision of what
33 Wayzata wants to be and then taking it from there.

34 Mr. Petit felt the question is, given a certain condition, is this the appropriate path for the
35 City to use.

36 Mr. Herfurth stated the missing element is the end user. He asked whether the HRA is
37 taking a proactive look at getting a hardware store or a drug store, uses the citizens want to see.

38 Ms. Nelson stated it is about context and site specific. If someone comes forward with a
39 wonderful vision of the site, the City’s best role is to facilitate that development. Staff would not
40 recommend acquiring the property unless there was need to repurpose the site. She asked
41 whether there are any strategies the City Council and HRA would not support.

42 Mr. Ambrose questioned if they were being asked to trust staff and the City to apply the
43 appropriate resources given it is context and site specific. Ms. Nelson answered in the
44 affirmative. Ms. Kvilvang noted staff is seeking guidance as the City Council makes the final
45 decision on the project, infrastructure cost, and potential risk.

46 Mr. Petit asked if it is the visual, what the end product will look like in terms of design,
47 because if creating consistency that should be considered. Ms. Kvilvang indicated that was
48 assumed under the planning aspects.

49 Dr. McGill asked what has Wayzata done in the past that has worked, the positives and
50 negatives of those projects. He stated he has no problem with the City being more of an active
51 participant and had been amazed at how people can come forward with a vision that had not been

1 contemplated but works. Dr. McGill stated he would not rule out any of the strategies; however,
 2 cannot say “here is the City plan and it will happen” because there is need for flexibility with
 3 developers and end users.

4 Mr. Amdal stated if the City wants a movie theater or hardware store, it also needs to
 5 know what that means to be sure the City can support it.

6
 7 Ms. Kvilvang asked a series of questions, with comments offered as detailed below:

8
 9 What can Wayzata do to assure its downtown remains relevant?

10 Replace retail facilities that have been lost over the years (hardware store/theater)

11 Newer concepts to fit the 21st Century and attract visitors

12 Tax rates/rent rate/product margin so small businesses can afford to be in Wayzata

13 Parking that is close to retail

14
 15 What can Wayzata do to brand or market itself as the “Gateway to Lake Minnetonka?”

16 Easy Lake access

17 More boat activity to make it meaningful

18 Wayfinding signage/ sign plates

19 Programs and year round marketing that tells a story

20 Create a new message to market small town/historical aspects to draw attention

21
 22 What can Wayzata do to assure Lake quality?

23 Maintain urban forest that helps to filter the Lake

24 Work hand-in-hand with the Lake Minnetonka Conservation District

25 Stormwater management (every curb is a shoreline)

26 Education

27
 28 What can Wayzata do to provide public and open access to the Lake?

29 Lakefront Effort

30 Public dock / boat access

31 Adequate boat launch facility

32 Parking including stalls for vehicles with boat trailers

33 Pedestrian walkways along the lakeshore

34 Keeping open space open

35 Adequate wayfinding signage

36
 37 Discussion was raised in how to create an attraction that is “cool” so people will want to come
 38 even though access/parking may not be convenient or easy. Ms. Kvilvang noted people may
 39 want to get to Lake Minnetonka (the attraction) but still want the easiest way to gain that access.

40
 41 What can Wayzata do about building appropriate scale?

42 Follow Design Standards

43 Timeless legacy design

44 Look at end user and application

45 Assure redevelopment is well done

46
 47 How does Wayzata retain its small-town charm?

48 Design vs. scale

49 Balance between existing and new buildings with character

50 Charming unique design elements

51 Variation between neighborhoods / buildings

1
2 What can Wayzata do to retain affordable housing?

3 Overlays on neighborhoods to limit size and height
4 Market availability of affordable housing programs
5 Provide assistance for home rehabilitation
6 Advertise HRA programs at housing shows
7

8 The issue of affordability was discussed and the reality of high property values and taxes
9 acknowledged.

10
11 Ms. Kvilvang asked those present to address the City's priorities for development/ redevelopment
12 of properties and infrastructures and the tools it is willing to use to get to its end objectives. Once
13 determined, staff will prepare related policies and a work plan for the Council's consideration and
14 approval.

15
16 How do you see Mill Street?

17 One of the most historical streets in Wayzata
18 Should be walkable and marketed
19 An area where parking can be located
20

21 How do you see the Koch East Lake LLC property?

22 Comprised of two fairly low-quality buildings
23 Periodically for sale
24 Primarily office service rental spaces
25 Involved in the bigger context of the West end
26

27 Ms. Kvilvang asked everyone to place one dot on each of their top five priorities. Following this
28 exercise and considerable discussion, the group agreed upon the top 7 priorities. Ms. Kvilvang
29 noted the top seven priorities are: Meyers Dairy; Lakefront Initiative; Boatworks; Mill Street and
30 Parking; Village Shops; City Lot at Lake and Superior Street; and, Development plan for West
31 end of Lake Street.

32 Ms. Nelson asked for comment on the Boatworks and what each would like to do with that site.
33 She noted the City can respond to whatever Rick Born asks, such as an amendment to the
34 development agreement. Ms. Nelson indicated Mr. Born intends to put his offices and about 100
35 employees in the Boatworks building.

36 Dr. McGill supported something that leads to better access to the Lake, which is currently
37 a limited marina. He noted this area has tremendous parking problems and the Boatworks
38 building is not efficient for rentable space.

39 Ms. Kvilvang stated if the parking issues and public access can be resolved, what would
40 the City like to see in that location: multi-story residential or office?

41 Mr. Petit noted the Boatworks is an industrial building but does not work financially
42 because it is not efficient. Mr. McGill agreed, noting the cost to the owner would be amazing so
43 maybe the City can do something to create a use with more access than office.

44 Ms. Anderson pointed out the Boatworks is a prime location but all restaurants have
45 failed, possibly because you have to cross the railroad tracks. She supported a use that would be
46 a draw for Dakota Trail traffic and people using the beach, possibly offering coffee and/or ice
47 cream. Ms. Anderson stated people do not feel comfortable using the boardwalk in front of the
48 Boatworks, which is public, to get across to the Depot side so that needs to be addressed.

49 Mr. Wothe stated a restaurant has not been successful because of the City's sign
50 ordinance. He noted a restaurant is a destination but you first need to know it is there and if west

1 bound, you cannot see that signage. He stated a restaurant will need an illuminated sign on Lake
2 Street so people can tell it is a restaurant. In addition, the berm and railroad are not positives

3 Mr. Petit felt you cannot make changes to the current Boatworks building so it needs to
4 go vertical, dramatically.

5 Mr. Willcox stated given the right situation, he could be persuaded to consider vertical
6 but that was not his first choice along the Lakefront and preferred small scale as much as
7 possible.

8 Mr. Wothe noted Doug Peterson had planned for a single eight-story condominium
9 building with a lot of green space; however, residents from Deephaven opposed the project,
10 saying it would desecrate the lakefront.

11 Mr. Petit stated if the City is acting in a proactive mode, it would find a developer and
12 ask for ideas of what the property could be. Ms. Nelson stated that is what staff proposed
13 previously, a developer roundtable on the Boatworks site when it was bank owned, to ask what
14 type of project would work on that site, what would the market bear, what scale and design would
15 work, and what kind of density would be needed. Ms. Nelson stated it opens the conversation
16 and lets the development community know that Wayzata is open for business. She stated she
17 thinks there is opportunity to work with Rick Born now that he owns the property.

18 Mr. Petit noted with the Bay Center, it goes back to what does it actually look like but a
19 developer only has a formula of what they need and the market supports. Ms. Kvilvang noted
20 with a developer roundtable, the City could get a market perspective, may find someone willing
21 to do it, and the City can decide if it is something that could be supported. Ms. Nelson stated the
22 architecture and scale elements would be considered as part of the development process.

23 Mr. Ambrose felt the Boatworks was essential in the context of the Lakefront Effect and
24 he hoped the public access to that part of the lakefront would not decrease from what currently
25 exists.

26 Ms. Anderson stated it would be great if the Boatworks was a different style of building
27 or design, but the City needs to capitalize today on something with the ability to attract people on
28 the Dakota Trail and others into that part of town.

29 With regarding to going vertical, Mr. Amdal noted one of the City's biggest corporate
30 clients has Lake views that would be destroyed. In addition, it is near a nice neighborhood that
31 had been very vocal when the area was redeveloped, it would need parking, and it would impact
32 front yards. Mr. Amdal stated the City would receive opposition, including from other
33 communities. He thought the Boatworks could be repurposed and the City could be more
34 proactive. Mr. Amdal noted boaters do not come there because there are no transient slips.

35 Mr. Wothe stated he had represented his neighborhood during the Boatworks
36 redevelopment and found that no one from his neighborhood had been opposed to the
37 redevelopment but there was objection to the hours of the restaurant. Mr. Amdal noted there was
38 also an issue with one-way traffic.

39 Ms. Anderson commented with the height issue in this location and scale of the building
40 being five to eight stories tall, she would ask if that would fall in line with a vision of "small town
41 feel and character." She felt an eight story building would change the vibe of coming into
42 downtown Wayzata.

43 Mr. Amdal noted Wayzata had eight boat builders at one time and now there is one
44 building with clear story windows that has been divided into offices. He asked how that pavilion-
45 type building can be used to best advantage.

46 Ms. Anderson suggested repurposing and revamping that building so it has a boatworks
47 feel but is utilized for different things while still incorporating the history, perhaps with a coffee
48 shop and restaurant and offices upstairs.

49 Mr. Petit cautioned against discounting market forces, having to pay \$16/square foot in
50 tax and the need to offer volume to make the financial equation work.

1 Ms. Anderson stated there are ways where you do not have the volume factor but can still
2 have interesting buildings and incorporate other purposes to get money to support it.

3 Ms. Kvilvang indicated the Boatworks site, no matter how many ways you repurpose it,
4 will never work financially because it is too inefficient. If it goes away, she would ask if the City
5 would put back something of similar size, scale, and work space to be efficient, or the highest and
6 best use for the land. She also asked what opportunities Wayzata wants to provide and if it would
7 support going vertical to get amenities like better public boat access. Ms. Kvilvang noted that
8 may mean the City is writing a check, the same as other cities with ice arenas and performing arts
9 centers. She asked what level of tolerance is there for the City to write a check because it is so
10 important to residents of the community.

11 Mr. Amdal stated if redeveloping the Boatworks site, it would have to meet the new
12 water quality standards and that may cost \$1 million. Ms. Kvilvang pointed out it would be good
13 to have a better launch, access, and address water quality, and staff could research grant
14 opportunities.

15 Ms. Nelson stated West Lake Street may be a master planning effort with a focus on
16 individual parcels. She felt Village Shops will be a timing issue due to pressure on that real estate
17 but it should be kept on the City's "radar."

18 Mr. Amdal noted the Village Shops are the most affordable retail spaces in Wayzata,
19 comprising 900 linear feet and many tenants, so it may be a long time before that property owner
20 thinks about dislocating all of those service businesses that residents need.

21 Mr. Petit noted if Village Shops is redeveloped, it may not be unlike Investor Savings
22 across from Coldwell Banker in terms of massing. He asked if that is "small town," or "quaint."
23 Mr. Petit stated with Investor Savings the City had a choice of lower height but longer building
24 size.

25 Mr. Willcox stated the City's only control is over the lakefront and property at Superior
26 and Lake Streets. He supported the City acting proactively on those areas.

27 Mr. Amdal stated when the City took the land down, it knew it could write the
28 prescription of what goes into that space. The City was in control of its fate but needs to consider
29 the impact to the Muni and other parcels.

30 Mr. Petit noted the plus is that the City has time on its side with that site. Mr. Amdal
31 agreed and stated it can also create more value for that parcel of property by putting up a parking
32 ramp.

33 Ms. Kvilvang stated another option is to hold a developer roundtable on that property to
34 ask what could go there and what kind of site plan would be feasible. Then the Council can react
35 to that option. Ms. Kvilvang questioned the level of support and timing for a parking ramp.

36 Mr. Amdal stated the Council has asked about the Edina model, how Edina makes it
37 work, and if a district would have to be established. Ms. Kvilvang advised that both Edina and
38 Hopkins issued debt to build public parking ramps and staff can provide that information.

39 Mr. Ambrose noted some Wayzata businesses do not have adequate parking and are
40 paying to park at Mill Street so other businesses may also have to pay the City to provide parking,
41 according to the ordinance.

42 Mr. Willcox stated a parking ramp on Mill Street can act as a lynchpin for all other
43 development on Lake Street. He noted the Council has agreed a parking ramp needs to happen
44 sooner, rather than later, and asked staff to provide information on how a parking ramp can be
45 paid for and maintained.

46 Ms. Anderson requested additional perspectives from older communities, even if outside
47 of Minnesota. Ms. Kvilvang stated staff will bring forward that information.

48 Ms. Nelson indicated staff will prepare and bring back a framework in which to work and
49 policies using the five scenarios for additional discussion. She stated HRA Chair Shaver was not
50 able to attend but had participated in the survey and wanted the HRA to meet on a more regular
51 schedule. Ms. Nelson thanked all for attending and providing input.

1

2 **AGENDA ITEM 3. Adjourn.**

3 Mr. Willcox adjourned the meeting at 9:21 a.m.

4

5 Respectfully submitted,

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8

9 Becky Malone

10 Deputy City Clerk

11

12 Drafted by Carla Wirth

13 *TimeSaver Off Site Secretarial, Inc.*