

1 HRA members present: T. Shaver, B. Ambrose, B. Petit (arrived at 8:05 a.m.), D.  
2 McGill, R. Wothe  
3 HRA members absent: None  
4 City Staff/HRA Executive Director present: Heidi Nelson  
5 City Staff present: Becky Malone and Bryan Gadow  
6 Also present: Stacie Kvilvang of Ehlers & Associates  
7

8 Chairman Shaver called the meeting of the HRA to order at 7:35 am.  
9

10 APPROVAL OF AGENDA

11 Shaver motioned to approve the January 23, 2014, meeting agenda as presented,  
12 seconded by Ambrose. The motion passed 4/0/1 (Petit absent and excused) by voice  
13 vote.  
14

15 APPROVAL OF MINUTES – MINUTES OF DECEMBER 12, 2013

16 Shaver motioned to approve the December 12, 2013, minutes as amended, seconded  
17 by McGill. The motion passed 4/0/1 (Petit absent and excused) by voice vote. Nelson  
18 indicated the last two sets of HRA minutes will serve another purpose in becoming an  
19 information base and part of the final Lake Effect Plan.  
20

21 NEW BUSINESS

22 a. Review Redevelopment Plan to Determine Areas of Focus for 2014

23 Nelson explained that she wanted to review the Redevelopment Plan for the City of  
24 Wayzata that was developed in 2013 by the HRA and City Council. She referenced  
25 Page 21 of the Plan that depicted priorities developed post Workshop with the City  
26 Council, and provided a recap of each.  
27

28 Meyers Dairy: Nelson stated in December, the Meyers family and broker had an  
29 interested party in the property for a residential use with a retail front. However, to-date  
30 staff has not interacted with the broker or Meyers family on that outcome. She stated  
31 staff will continue to work with the broker and family as the redevelopment process  
32 begins.  
33

34 McGill asked if they are aware of the HRA's and City's thoughts for their property.  
35 Nelson answered in the affirmative, noting the City has indicated it wants opportunity for  
36 a retail face to the building and level of tolerance for residential density.  
37

38 Wothe asked about the car wash property. Nelson stated that was discussed with the  
39 broker and family and it was indicated they would have discussion with the owners of  
40 the car wash property.  
41

42 Shaver asked if the developer's interest is for a combined (Meyers Dairy and car wash)  
43 project. Nelson stated she thinks the developer will look at it either way but the concern  
44 is what would occur with the car wash property if not included with the Meyers Dairy site  
45 when developed.  
46

McGill asked whether a feasibility study would be completed. Nelson stated they would do a market study for the residential component in order to obtain financing but she was unsure whether they were that far with the retail component.

Shaver noted the Meyer Dairy property has been on the market for a considerable time and asked if they are ready for a transaction. Nelson stated it appears they have come to an agreement but the family prefers a long-term land lease, which would be a challenge as it adds a layer of complexity to any development.

Lakefront Initiative: Nelson reviewed upcoming meeting dates in February and March for the Steering Committee and Council Workshop to review the final Framework and Plan with adoption anticipated in March. She stated there is a parallel effort with grant opportunities with Three Rivers Park District to create better bike path connections and with the DNR to fund shoreline restoration/natural plantings by the Section Foreman's House. Once in the Implementation Phase, the City will look for a stewardship group with a non-profit designation to include fundraising.

Boatworks: Nelson stated that staff has been interacting with a new restaurant proprietor that is planning to open this summer. Staff has been working with them to address issues such as parking, additional boat access, and signage. She reported that Rick Born continues to make a substantial investment in the property with remodeling to open the space to Lake views and moving most of his staff to this location.

Shaver asked whether it will remain a single tenant with a restaurant and museum. Nelson stated there are smaller tenants other than RBA. Shaver asked if the intent is to contract boat slip rental to another company. Nelson stated Mr. Born has a relationship with a management company for the marina and Shaver stated in a prior meeting, a boat museum had been discussed and asked if that remains part of the plan. She stated it remains a long-term plan as opportunities become available.

Mill Street and Parking: Nelson stated the updated Downtown Parking Study was presented to the City Council in October/November of 2013. That update focused on the east end of downtown and Mill Street area and staff was able to quantify parking demand/ shortage. She stated staff also had outlined a financial plan on how that additional parking could be paid for and how to address concerns of property owners. Nelson stated the City Council will first need to determine if Mill Street is the location to be considered. She stated the HRA may be asked to do some of the "legwork" and make recommendations on a funding solution.

Ambrose stated a deck was considered along with a retail component and asked if that is still part of the discussion. Nelson answered in the affirmative, noting the discussion is also which end and if it should include a plaza. She stated it is also a consideration of retail saturation and marketability of the property.

Shaver asked whether the next meeting agenda should include an item relating to parking initiative. Nelson stated staff can schedule that topic and provide the Parking Study and historical concepts. Shaver stated the Lakefront Initiative changes the

1 overall demands and it is important for the HRA to also review that information.  
2 Ambrose agreed.

3  
4 Village Shop: Nelson stated there isn't anything new but this remains on staff's radar  
5 because once the West Block is done, it will put pressure on these properties. She  
6 stated there has been some tenant movement and the Village Shop owners are positive  
7 with what is happening with Presbyterian Homes.

8  
9 City Lot at Lake and Superior Street: Nelson stated staff went through the process with  
10 Peter Herfurth, new owner of the Vodegel property, to clear up property line issues  
11 relating to the vacation of portions of Superior Street. There will now be a new plat to  
12 square up the City's lot and the Herfurth lot with a parking agreement until that property  
13 is developed.

14  
15 Ambrose stated there are currently "No Parking" signs in place and asked if there is  
16 prospect, through the new Parking Agreement, that those spaces may be available in  
17 the evenings for Muni parking. Nelson stated that may be possible. She described  
18 businesses that have relocated and that People's Organic Café will be moving into one  
19 of the spaces. Nelson stated the City wants the businesses to be successful. She  
20 explained that Presbyterian Homes has "first right" on that property and been  
21 approached by many parties that have interest.

22  
23 Shaver asked staff to bring forth the Herfurth Parking Agreement so the HRA can  
24 understand how it comes together with the overall City's Parking Plan. He noted future  
25 uses may need an additional parking agreement.

26  
27 Gadow explained it is complicated from a mathematical perspective due to historical  
28 decisions by the City and substantial parking variance granted in the 1970s. He stated  
29 because of that, the Herfurth property, even with a restaurant, will meet the City's  
30 parking calculation. Gadow advised there will be cross parking agreements with the  
31 Herfurth property.

32  
33 Development Plan for West End of Lake Street: Nelson stated there has been a lot of  
34 recent activity on properties to the west of the barbershop (253/259 Lake Street),  
35 possibly a high-end luxury rental and retail. She stated in the next year or two, the City  
36 should consider creating a master plan for the west end of Lake Street.

37  
38 Ambrose stated the property west of the corner is used for Boatworks parking. Nelson  
39 stated the back of the lot is used for parking overflow, which is an encumbrance on the  
40 property and challenge from a redevelopment prospective, but part of their plan.

41  
42 Petit arrived at 8:05 p.m.

43  
44 OLD BUSINESS

45 Presbyterian Homes: Shaver asked for an update on Presbyterian Homes leasing.  
46 Nelson stated Lunds plans to open the first week of March, 2014 and Sotheby's and  
47 Olive & Sprigs are both open. She reported on a meeting of the former Chamber of  
48 Commerce's Persons of the Year, Mayor Willcox, City staff, John Mehrkens of

1 Presbyterian Homes, and Stefanie Meyer of Mid-America (retail broker) to discuss what  
2 has been going on and what the City/Chamber/community can do to help. Challenges  
3 were identified such as impact of seasonality on retailers. Nelson stated there are other  
4 Letters of Intent (LOI) and Presbyterian Homes thinks they are on track as there are  
5 only two retail bays open in the Superior Block. The West Block space will not be  
6 available for another year but they already have four LOIs for restaurants.

7  
8 East Corridor Restoration: Wothe asked about the intent for the City-owned property  
9 east of Village Shops and whether it will be restored after the Met Council sewer project.  
10 Nelson stated the City will kick off a design process with LHB for the East Corridor (from  
11 Village Shops to Eastman). She described the restoration that will occur this summer to  
12 create an east gateway into Wayzata and the element of community input that will take  
13 place over the next six to eight weeks.

14  
15 Bushaway Road Project: Nelson provided an update on the Bushaway Road  
16 construction project that will occur in 2014 to 2016 and the impact to residents and  
17 businesses since the southerly access into downtown will be detoured.

18  
19 Petit asked if there is consideration about allowing a left turn off LaSalle into downtown.  
20 Nelson stated that has not been discussed and may not help as there will be a nine  
21 month period during which the bridge will be removed and reconstructed to lower the  
22 tracks and shift alignment with the intersection.

23  
24 Petit stated the restrictions in to and out of the roundabout are antithetical to the notion  
25 of a roundabout. He stated it is disappointing to go to that configuration (roundabout)  
26 and then not allow it to work as it is supposed to work. Nelson stated there had been  
27 significant input from the neighborhood relating to restricting those movements but it is  
28 constructed in such a way as to not preclude reconfiguration in the future.

29  
30 Work Plan Items: Nelson stated with the Hammer bond issuance, the City's Conduit  
31 Policy was updated. The City's TIF and Business Subsidy Policy remain to be  
32 reviewed. She reported the City has issued an RFP for the City's website and the  
33 Wayfinding Policy remains under review.

34  
35 McGill asked if the Development Plan is flexible to address projects as they come up.  
36 Nelson stated she sees it as flexible since the City needs to remain nimble as problems  
37 or issues arise that need to be dealt with. She stated the spectrum of how the City may  
38 help spans from planning to playing the role of master developer, depending on what is  
39 appropriate for that particular situation. Staff sees this as "tools in the tool box"  
40 depending on what comes forward and she finds the Development Plan has the  
41 flexibility needed to be responsive.

42  
43 McGill asked whether the City has seen a project concept in response to the  
44 Development Plan. Kvilvang stated the answer is yes because as part of creating the  
45 Development Plan, the City honed in on its development priorities and role it wanted to  
46 play. That furthered discussion by the City Council and HRA on providing additional  
47 guidance on the City's vision, which provides guidance to staff and developers.

McGill asked if people have responded to the concepts within the Lake Effect initiative, whether positive or negative. Nelson stated some elements of the Lakefront Plan require private sector/public cooperation and common redevelopment goals. What occurs depends on who has control of the site and willingness to address to the Lakefront Plan. She stated the response has been positive as it identifies the City has thought about the future and is prepared to respond.

Petit asked whether there was a way to advance the issues relating to the West End, Dakota Rail, bicycle tracks, and trail crossing to find a better way to do that. He felt it exists in isolation, is an existing need/problem, and does not need to be part of the Lake Plan. He stated when the County worked on that intersection, it was cobbled together and he thinks there may be a better solution. Gadow stated that would be a City item to address. Petit stated he hopes it does not have to wait for the "big plan" as the trail brings 350,000 people into Wayzata and it is currently an awkward access. Gadow asked if the concern is crossing the tracks at Grove Lane. Petit stated the concern is also the crossing at 15.

Shaver agreed there had been mis-steps as to safety and pedestrian/bicycle movement from the trailhead to the main trail and across the tracks. He noted people move in a scattered direction but could be provided with an easy opportunity such as a funneled movement. Shaver described a pathway that could be used that would not touch the tracks.

Petit stated the trail is a great asset and sometimes the best solution is to give more paved surface to ride on rather than a normal sidewalk. He stated some ride along Lake Street without going into the park, also creating an awkward transition.

Shaver stated the issue is entry points into Wayzata and beautification with detail appealing to guests of Wayzata. Petit agreed that access points at gateways are an issue. Shaver felt the existing first impression when entering Wayzata could be so much better.

Ambrose stated his question is the linkage with the Luce Line Trail. Nelson stated the City is working on a joint grant with Three Rivers Park District and will consider those linkages.

NEXT MEETING DATE: April 24, 2014

ADJOURNMENT

There being no further business; McGill motioned to adjourn at 8:28 a.m., Wothe seconded the motion and the motion carried 5/0.

Respectfully submitted,



Becky Malone  
Deputy City Clerk  
City of Wayzata