



**Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
TUESDAY, SEPTEMBER 7, 2021**

With the expiration of the State of Emergency that had been declared by Gov. Walz, in-person public meetings at the City of Wayzata have now resumed.

WORKSHOP TOPICS FOR DISCUSSION:

1. Discussion of Tax Increment Financing District #6 Status Prioritization of Projects (6:00-6:30 p.m.)
2. Discussion of Amendments to Parking Ordinance (6:30-6:45 p.m.)



City Council Workshop City Council Agenda Report

MEETING DATE: September 7, 2021	WORKSHOP AGENDA ITEM: 1
TITLE: Discussion of Tax Increment Financing District #6 Status Prioritization of Projects (6:00-6:30 p.m.)	
PREPARED BY: Jeffrey Dahl, City Manager	
REVIEWED BY: N/A	

DISCUSSION OBJECTIVE:

To receive a status update on TIF #6, understand the impacts of allocating increment for Panoway on Wayzata Bay (Boardwalk and Docks), and provide feedback on prioritization of TIF #6 related projects.

BACKGROUND:

Tax Increment Financing District #6 was established in 2017 to assist in redevelopment of the West End of Downtown Wayzata. It is a unique district in that it 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.

Thanks to 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.

Stacie Kvilvang, of Ehlers and Associates, will go through the attached presentation that provides a status update of the district and considerations for prioritizing projects for the future.

ATTACHMENTS:

1. TIF 6 Update Presentation



TIF District 6 Update

September 7, 2021



TIF District 6 (DT West) – Certified 2017





Market Value

★ Includes future value of Hoyt, Hughes & Lothenbach

District	Original Market Value	Pay 2022 Taxable Market Value	Percent Increase in Value	Estimated Taxable Market Value Upon Completion	Percent Increase in Value
TIF 6 Downtown West	\$39,298,000	\$92,539,000	135%	\$122,570,950	311.90%

1. District generated approximately **\$383,000** in 2021 and estimated to generate approximately **\$575,000** in 2022

★ 2. Will generate approximately **\$860,000**/year when all projects are completed as noted above



Existing Obligations

Outstanding Obligations				
District	Bonds/PAYGO	Original Bond/PAYGO Amount	Outstanding After 2/1/2021	Term
TIF 6 - Downtown West	Hoyt PAYGO	\$ 1,685,376	\$ 1,685,376	2/1/2046
	Zitzloff PAYGO	\$ 1,000,000	\$ 1,000,000	2/1/2046
	Lothenbach PAYGO	\$ 717,000	\$ 717,000	2/1/2046
	Hughes PAYGO	\$ 1,700,000	\$ 1,700,000	2/1/2046
	2020A GO TIF Bonds (In District) ★	\$ 1,025,000	\$ 1,025,000	2/1/2031
	2020A GO TIF Bonds (Pooling) ★	\$ 440,000	\$ 440,000	2/1/2031
	Interfund Loan Parking Lot - Lake & Barry	\$ 1,700,000	\$ 1,700,000	TBD
TOTAL		\$ 8,267,376	\$ 8,267,376	N/A

Note: The PAYGO obligations for TIF 6 - Downtown West have not yet been issued



In District Bonds used for demo, landscaping, electrical, storm drainage and concrete/pavement work from Barry Avenue to Minnetonka Blvd

Pooling bonds used for 25% of costs above that were outside the district boundaries



2021 Special Legislation - Approved

- Use TIF from TIF District 6 for design and construction of lakefront boardwalk and boat slips related to the Panoway on Wayzata Bay
- Boardwalk and boat slips are not located in the TIF District
- Legislation deems these expenditures as expenditures within the TIF District

- What does that mean?
 - ✓ Not limited to pooling restrictions
 - Without the legislation would only have \$3.5M available for the project
 - Would likely not be able to do other projects in the City since 100% of pooling dollars would be expended on the boardwalk/boat slips



2021 Special Legislation - Approved

- Things to be aware of
 1. Need to make have Council approve the special legislation and send the required paperwork into the Secretary of State **prior to start of next legislative session**
 - Resolution to approve will be on September 21st meeting
 2. Need to expend the dollars (or issue bonds) for the boardwalk/boat slips by June 22, 2023 to meet 5-year rule test (to not be limited to pooling dollars)
 3. Expenditures that occur after June 22, 2023 are limited to pooling dollars
 - Public improvements, road and sidewalk reconstruction, acquisition/demo of blighted property, etc.



What Does This All Mean - Existing + Future Obligations

Current Obligations + Future Obligations		
District	Bonds/PAYGO	Original Bond/PAYGO Amount
TIF 6 - Downtown West	Hoyt PAYGO	\$ 1,685,376
	Zitzloff PAYGO	\$ 1,000,000
	Lothenbach PAYGO	\$ 717,000
	Hughes PAYGO	\$ 1,700,000
	2020A GO TIF Bonds (In District)	\$ 1,025,000
	2020A GO TIF Bonds (Pooling)	\$ 440,000
	Interfund Loan Parking Lot - Lake & Barry	\$ 1,700,000
	TOTAL	\$ 8,267,376
	Panoway Phase II (Boardwalk/Boat Slips) - Bonds	\$ 4,000,000
	Ferndale Sidewalk (Pooling) - Internal Financing	\$ 550,000
	GRAND TOTAL	\$ 12,817,376



In District Total	\$ 11,827,376
Outside District (Pooling) Total	\$ 990,000

**\$3.5M is
pooling
dollars**

Will have approximately **\$4.5M** available for other projects



Let's Talk!





City Council Workshop City Council Agenda Report

MEETING DATE: September 7, 2021	WORKSHOP AGENDA ITEM: 2
TITLE: Discussion of Amendments to Parking Ordinance (6:30-6:45 p.m.)	
PREPARED BY: Marc Schultz, Interim Police Chief	
REVIEWED BY: Jeffrey Dahl, City Manager	

DISCUSSION OBJECTIVE:

To provide information on existing parking ordinance and receive feedback on proposed amendments.

BACKGROUND:

In April of 2020, Chapter 302 of the City Code, "Parking Regulations" was amended 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 street right-of-way within the City for a continuous period of time in excess of 72 hours." Part of the amendment added language that stipulates that any vehicle moved a distance of not more than 500 feet during the limited parking period (72 hours) shall be deemed to have remained stationary.

Since the ordinance was amended, the PD has received multiple complaints regarding trailers parked on roadways in excess of the 72 hour limit. Through frequent observation and "tire chalking", these trailers are not in violation of the current ordinance as we believe they are being moved more than 500 feet and, in some cases, driven around the block and immediately returned to the same locations on the street within 72 hours of initial observation.

One solution to this issue would be to add the attached draft clarification that addresses trailer or camper parking and not on street vehicular parking. Staff recognizes the importance of providing on-street vehicular parking for residential areas, including residential areas that support multi-housing developments.

Next steps would be to work with the City Attorney to draft an Ordinance Amendment for consideration at a future Council Meeting.

ATTACHMENTS:

1. Current Ordinance and proposal

Current Ordinance:

302.09 - Hours of Parking.

No vehicle or trailer unit shall be stopped, parked or left standing on any street or street right-of-way within the City for a continuous period of time in excess of 72 hours.

Shifting of vehicle. To regulate limited parking zones, any vehicle moved a distance of not more than 500 feet during the limited parking period shall be deemed to have remained stationary.

Possible amendment: (~~struck~~ text deleted; underlined text added)

No vehicle ~~or trailer unit~~ shall be stopped, parked or left standing on any street or street right-of-way within the City for a continuous period of time in excess of 72 hours.

Shifting of vehicle. To regulate limited parking zones, any vehicle moved a distance of not more than 500 feet during the limited parking period shall be deemed to have remained stationary.

Possible Additional Ordinance:

On-Street Trailer Parking

No trailer (of any size) or boat supported by a trailer may be parked on a public street or right-of-way within the City for:

- a. More than 3 consecutive days, or,
- b. More than 3 days total in any calendar month.

Note: Parking in one location for over 2 hours (in a 24-hour period) qualifies as a 'day' for purposes of this section.