

**WAYZATA CITY COUNCIL
WORKSHOP MEETING MINUTES
May 21, 2015**

**7:00 AM DISCUSS WAYZATA BAY REDEVELOPMENT COMPANY REDEVELOPMENT
AGREEMENT AMENDMENTS**

Mayor Willcox called the workshop meeting to order at 7:00 am in the Community Room at Wayzata City Hall. Council members present: Anderson, McCarthy, Mullin, and Tyacke. Also present: City Manager Nelson, Director of Planning and Building Gadow, Director of Administrative Services Uram, HRA Chair Shaver, City Consultant Stacie Kvilvang with Ehlers, City Attorney Jay Lindgren with Dorsey & Whitney, and John Mehrkens with Presbyterian Homes.

Ms. Nelson advised the Council that the HRA met on April 30, 2015 to review the draft term sheet of proposed amendments to the Redevelopment Agreement for the Wayzata Bay Center Redevelopment Project and appointed Chair Tom Shaver to represent the HRA in finalizing the redevelopment agreement amendments. Ms. Nelson stated that staff is working towards bringing the East Block approvals forward for Council consideration at the June 2nd meeting. As Council will recall, Ms. Nelson stated that one element of the proposed amendments to the redevelopment agreement includes the East Buffer landscaping and pedestrian connection options. Council reviewed the pedestrian connection options at the regular meeting of May 5th and directed staff to proceed with the landscaping of the east end of Lake Street/Roundabout and consider the pedestrian improvements with the implementation of the improvements to the east buffer. Ms. Nelson stated that as a part of this redevelopment agreement process, Council should consider allocating funds to the pedestrian connection as well as any additional funding for the landscape improvements. The draft term sheet includes an additional \$25,000 in funding from Pres Homes for the east buffer landscape improvements.

Ms. Kvilvang reviewed the term sheet of proposed amendments to the Redevelopment Agreement for the Wayzata Bay Center Redevelopment Project. The proposed terms reviewed were:

1. Developer Conditions, as determined to date
2. City Conditions, as determined to date
3. East Block Minimum Improvements
4. Construction Schedule
5. Amended PUD
6. Parking District
7. Landscaping at end of East Lake Street
8. Lookback
9. TIF Note
10. Remnant Parcel
11. Existing Parking Illumination and Wayfinding
12. Construction Work Force and Parking
13. East Buffer Landscaping
14. Future City Ramp
15. Fees
16. Available Tax Increment
17. Execution of the Amended Development Agreement

The Council directed staff to bring the term sheet for redevelopment agreement amendments forward to the Council for consideration on June 2nd. Staff also noted that the term sheet would be presented to the full HRA for consideration prior to June 2nd.

1 The Workshop meeting was adjourned at 8:45 am.

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3 Respectfully submitted,

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5 *Becky Malone 06-02-2015*

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7 Becky Malone

8 Deputy City Clerk