

HRA members present: T. Shaver, R. Wothe, B. Petit, and B. Ambrose
HRA members absent and excused: None.
City Staff present: Becky Malone, Jeff Thomson, Jeff Dahl, David Schelzel

Chairman Shaver called the meeting of the HRA to order at 7:33 am.

APPROVAL OF AGENDA

Petit motioned to approve the October 13, 2016 special meeting agenda as presented, seconded by Wothe. The motion passed 4/0 by voice vote.

APPROVAL OF MINUTES OF SEPTEMBER 20, 2016

Ambrose motioned to approve the minutes of September 20, 2016 as presented, seconded by Petit. The motion passed 4/0 by voice vote.

PUBLIC HEARING TO CONSIDER THE TRANSFER OF LAND OWNED BY THE HRA AT 725 MILL STREET EAST IN THE CITY OF WAYZATA TO THE CITY OF WAYZATA FOR THE PURPOSES OF CONSTRUCTING, OWNING, AND OPERATING A MUNICIPAL PARKING RAMP ON THE PROPERTY

Dahl stated at the September 20 meeting, the HRA directed staff to publish notice for a Public Hearing on October 13 to consider transfer of the Mill Street Parking Lot Property to the City. In 2001, the HRA purchased the Mill Street Parking Lot from the City at a price of \$1,955,000 for the purpose of providing more public parking spaces for downtown businesses. The HRA used tax increment dollars to finance this purchase. The HRA is asked to hold a public hearing and then adopt a Resolution. The use the City is proposing is consistent with the HRA's vision and previously approved planning documents. The following steps are underway or need to be completed over the next several months: Early October – City solicits bids to construct parking ramp and hold pre-bid meeting, October 13 – HRA transfers property to City, October 18 – City accepts property from HRA and approves planning application for parking ramp, Late October – City reviews bids and awards contract to build parking ramp, Early November – Contractor commences construction of ramp, Mid November – City calls for public hearing for bond sale, Late November/Early December – HRA pledges tax increment for G.O. TIF Bonds, Late December/Early January – City holds bond sale and awards bond, Late May – Construction of ramp is completed. There were two contractors at the pre-bid meeting and a third contractor has inquired about the project. The HRA may need to consider a special meeting in late November/early December to pledge the tax increment G.O. TIF Bonds.

Schelzel pointed out the Resolution had been updated to reflect Chair Shaver would be signing the Resolution.

1 Wothe stated the memo specifies the basis and rationale for the transfer included the
2 transfer would fulfill the long-standing objective of the HRA plan for the Property, which
3 call for a public parking ramp at Mill and Broadway streets. He does not believe that
4 this was the HRA's original plan. The parking ramp is something that has developed
5 after the transfer of the property.

6
7 Schelzel stated staff did review the plan. This plan had originally been approved in
8 February of 1995 and amended three or four times. At each stage a form of public
9 parking had been part of the discussions for this property and the current plan does
10 include a public parking ramp. If the HRA concludes today that this is a good policy for
11 the City and the HRA would be amending the plans with Item 3 under Be It Further
12 Resolved that to ensure that the plans meet the requirements.

13
14 Shaver opened the public hearing at 7:45 a.m.

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16 There being no public comment Ambrose motioned to close the public hearing at 7:46
17 a.m., Seconded by Petit. The motion passed 4/0 by voice vote.

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19 Wothe motioned to accept the amendment for Chair Shaver to sign the Resolution and
20 to Approve the Resolution Approving the Transfer of Mill Street Property from the HRA
21 to the City for a New City-Owned and Operated Public Parking Ramp, Seconded by
22 Ambrose. The motion passed 4/0 by voice vote.

23
24 Dahl stated the City is moving forward with hiring a consultant to create a Special
25 Services District downtown that could assist with covering some of the maintenance and
26 operation costs of the parking ramp and other parking related items downtown. For new
27 development, the City is working on a new Payment-in-Lieu-of-Parking policy that would
28 give new development the option to pay for public parking spaces in the City lots rather
29 than providing all of the required parking on the development

30
31 Shaver stated there is a parking issue and a density desire on Main Street and the
32 Central Business District and this allows for an opportunity for a payment in lieu of. The
33 allocation it gives the Planning Commission and the City Council another opportunity for
34 conformance and to ensure the City has good quality development in the City if they
35 want to use this as a tool to offset their land area. He asked what the boundaries would
36 be for the Parking District and how has this been communicated.

37
38 Dahl stated there has been general communication through the studies the City has had
39 done and boundaries have not been specifically determined but the first phase would
40 probably include the area from Pres Homes to Ben and Jerry's. He clarified the budget
41 would be for maintenance and operation purposes and would not include any debt
42 services. The final amounts and other refinements would be determined through the
43 process and business owners would be given the opportunity to comment on this. The
44 City would be a major contributor because the City does own properties in this district.

45
46 Wothe asked how much property the HRA would own in this District after this property is
47 transferred.

48

Thomson stated the County shows the HRA owns the land that the Muni is located on.

OLD BUSINESS

a. None.

NEW BUSINESS

a. None.

NEXT MEETING DATE: Friday, February 3, 2017

Shaver stated there would be a special meeting of the HRA prior to February 3, 2017 and this will be noticed for the public.

ADJOURNMENT

There being no further business; Wothe motioned to adjourn at 8:05 a.m., seconded by Ambrose. The motion passed 4/0 by voice vote.

Respectfully submitted,

Becky Malone 11-29-2016

Becky Malone

Deputy City Clerk

City of Wayzata

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