

September 14, 2016

**SPECIAL CITY OF WASHBURN COMMON COUNCIL MEETING**

5:30PM Washburn City Hall

Present: City Council Members: Mary McGrath, Kristy M. Jensch, Jennifer Maziasz, Jeremy Oswald, Linda S. Barnes, Mary Nowakowski, Robert Arquette

Municipal Personnel: Mayor Scott A. Griffiths, City Administrator Scott J. Kluver, City Attorney Siegler, Assistant City Administrator Dan Stoltman

Excused Absence: None

**Call to Order** - Meeting called to order at 5:30PM by Mayor Griffiths. Roll call attendance depicted seven (7) of seven (7) members of the Common Council in attendance. Quorum of the Council recognized.

**Discussion with Dave Porterfield of Movin' Out on Qualifications and Plans Related to Potential Development of City-Owned Properties Along Omaha Street. This May Include a Walking Tour of the Site Along Omaha Street** – Mr. Porterfield gave an overview and history of the organization. He stated that they focus on multi-family dwellings and would not be developing the entire site. A representative of Baker Tilly was present as well. Mr. Porterfield stated that he expected the project to be a 36 – 40 unit development with a mix of ranch style homes and town houses. These homes are intended for working class families looking for a better home. He stated that 85% of the units would be income restricted and the remaining 15% would be open to all. A three bedroom home would range between \$700 - \$750 a month. Mr. Porterfield stated that he would like to see the Washburn Housing Authority have a role in the property management. The project would cost between 6.5 and 7.5 million. Movin' Out would look to the City for TIF funds and wouldn't want to pay for planning, engineering, or infrastructure costs including roads. They would expect to receive the land for a low amount. **Open the floor- A motion was made by McGrath to open the floor, second by Jensch. Motion carried unanimously.** Barnes asked if there is a need for low income housing or for people with disabilities. Mayor Griffiths responded stating the Washburn Housing Authority is at 100% capacity with a waiting list. Porterfield stated that it would be the intention of Movin' Out to retain ownership of the property after the life of the TIF ran out. Porterfield stated that the assess value does change based on rent and occupancy rates. A discussion took place on other options in the city to have this development. It was stated that the Omaha Street location is currently the only place because it has the land and is in a TIF district. A discussion took place about whether or not the low income housing is the right project for that area. Nowakowski stated that the city did not do enough to market the property for development. Avol stated that Cedar Corp. did a survey of the community, and this was the type of development needed. Nowakowski stated that she wants to see the list of developers the RFQ was sent to.

**Action on Next Steps Related to the Solicitation of Developers for Potential Development of the City-Owned Omaha Street Property** – It was stated that the over the next 6 months, the City staff is to seek out more developers across the state and country to send the RFQ to. No motion was made.

**Adjourn-** A motion was made by McGrath to adjourn at 8:00pm, second by Jensch. Motion carried unanimously.

**Dan Stoltman**  
**Assistant City Administrator**