

Wednesday, January 20, 2016

DEVELOPMENT AUTHORITY COMMITTEE MEETING MINUTES

4:00 PM Washburn Library - Basement

Committee Members: Rick Geisen, Peter Bremner, Nathan Engstrom, Taylor Pearson, Jon Wheeler.

Excused: Richard Avol, Christine Kelly

Municipal Personnel: Mayor Griffiths, Council Members Mary Nowakowski and Kristy Jensch, City Administrator Scott J. Kluver, Assistant City Administrator Dan Stoltman

Call to Order – The meeting was called to order at 4:05 p.m. Chair Geisen.

Approval of Minutes from the November 18, 2015 Meeting – Motion by Pearson, seconded by Wheeler to approve the November 18, 2015 minutes. Motion carried 5-0.

Presentation of Draft Report by Cedar Corporation on the Redevelopment of City-Owned Property South of Omaha Street - Patrick Beilfuss, Seth Hudson, and Ben from Cedar Corporation were in attendance to discuss the draft plan. The process of what was done and who was talked to was outlined, and handouts were provided with general layouts of the types of facilities, buildings, and with projections on the values of the buildings. Xcel has estimated the cost of relocating the transmission lines to be between \$290,000 and \$350,000. To bury the transmission lines would cost \$2.6 million, which would still require an easement that could not be built upon. Relocating the fiber line would cost approximately \$12,000. There would be approximately \$800,000 in other infrastructure costs, excluding electrical relocation, in order to make a development as outlined happen. Based on the plan presented, TIF revenues would be between \$1.1 and \$1.2 million over 15 years. There are of course many variables with this plan, and costs and revenue can shift accordingly. Engstrom asked if there is any specific information on housing needs other than opinions by realtors and other. The answer is no. Further discussion was held on the mix of housing types proposed and whether or not it would fit the area. No examples of housing of this type were known to be in the surrounding area. The members were asked if they types of housing presented would be appropriate. Consensus was that Cedar was on the right track and should continue to provide more detail.

Future Agenda Items - The next meeting will be on February 17, 2016 which will provide additional details.

Adjournment - Motion by Pearson, seconded by Bremner to adjourn the meeting. Motion carried unanimously at 5:30 p.m.

Scott J. Kluver
City Administrator