



MINUTES
Economic Development Authority
Joint Session with Planning Commission
May 17, 2016

CALL TO ORDER

Economic Development Authority meeting was called to order at 5:02 pm.

Present: Chair: Marty Schneider; Board: Donny Chillstrom, Steve Keating, Bob Erickson, Michelle Jerde, Liz Olson, Jahn Dyvik, and Lori Goodsell

Staff Present: City Administrator: Scott Weske

Absent: Board: Carrie Clemens, Roger Adams, John Hughes, and Kurt Kaminski (with prior notice)

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

A motion was made by Chillstrom, seconded by Dyvik, to approve the agenda as presented. Ayes: all.

CONSENT AGENDA

A motion was made by Chillstrom, seconded by Olson, to approve minutes of April 19, 2016 EDA meeting. Ayes: all.

OPEN CORRESPONDENCE

None

BUSINESS ITEMS

Joint Discussion with Planning Commission:

Review Updated Rough Draft of RFP for City Owned Property - Virginia Avenue

Erickson spoke to both boards about some of the trends that he has seen along with some of the projects he has done.

Something to consider is the ability to build separate buildings that have different uses instead of stacked mixed use. An example would be the area north of Ridgedale mall at the 394 freeway and Plymouth Road intersection.

The other problem Erickson addressed was the houses that are currently on Virginia Avenue. It could be hard to develop the area if the parcel is too small and too expensive to acquire the remaining houses.

Dyvik mentioned he would like to see higher density because it might be the best fit and the developers wouldn't be waiting for the other houses.

Keating asked if the EDA really felt like they needed to sell it now? If there isn't any urgency do we wait? He mentioned the saying "build it and they will come" but what if they don't?

Chillstrom feels that Long Lake is a bedroom community and small town. He would like something that would complement the community at that location.

Olson agrees with Chillstrom and that the development should fit the town and that the City or EDA shouldn't be buying houses on Virginia Ave. Leave that up to the investors.

Goodsell is in favor of lower density but above average construction. Needs to be the keystone in the intersection.

Schneider is in favor of mid density and leans towards the area including community use. Not sure what that looks like but would like to see some proposals include it.

The board asked for an example of a timeline at the next EDA meeting.

OTHER BUSINESS

BP Gas Station Site

Greg Abbot updated the boards on the BP site. He was interested in the property and after a lot of hard work decided it isn't a good fit.

The deed has 6 pages of restrictions of what can and cannot be done with the property. There are many unknowns of the environmental impacts the property has and how much it would cost to clean them up. So he decided not to move forward with the purchase.

ADJOURN

Hearing no objection, Chairman Schneider adjourned the meeting by general consent at 6:31 pm

Respectfully submitted,

Scott Weske, Executive Director