



MINUTES
Economic Development Authority
February 21, 2017

CALL TO ORDER

Economic Development Authority meeting was called to order at 5:00 pm.

Present: Chair: Marty Schneider; Board: Tom Skjaret, Michelle Jerde, Lori Goodsell, Carrie Clemens and Jahn Dyvik

Staff Present: City Administrator: Scott Weske,

Absent: Board:

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

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

CONSENT AGENDA

A motion was made by Jerde, seconded by Clemens, to approve minutes of January 17, 2016 EDA meeting. Ayes: all.

OPEN CORRESPONDENCE

Mike Halley, a realtor working with Cliff Otten and Marlene Castle, asked the board how they felt about a 14-story, 150 unit building on Symes Street by Nelson Lakeside Park. They partner with Weis Builders and it would be around a \$400 million dollar project.

The board was surprised by 14 stories but would like to see that area developed. Chairperson Schneider thanked him for his time looks forward to hearing more.

BUSINESS ITEMS

Application for EDA Review: Virginia Avenue Property / Lifestyle Homes, Bill Gleason - Proposal for (7) 2-Story Residential Homes

Bill Gleason of Lifestyle Homes presented to the board a 7 unit development for the EDA parcel on Virginia Avenue. The development would include 7 single family houses that are 2 stories. The individual houses would be around 1920 sq. feet and have a garage. The total cost of the development would be around \$2 million dollars. The houses were to be marketed at \$270-300k range for purchase.

*Note- this was the time the board reviewed this application and no action was needed. It was a chance for the developer to get in front of the board.

Application for EDA Review: Virginia Avenue Property / Wright Neighborhoods, LLC, Edward Briesemeister - Proposal for (6) Detached Townhomes

Edward Briesemeister from Wright Neighborhoods presented to the board a 6 unit development for the EDA parcel on Virginia Avenue. The development would include 6 single townhomes with options of 1 or 2 stories. The townhomes would range from 1600-3000 sq. feet and have a garage. The

total cost of the development would be around \$2.1 million dollars. Wright Neighborhoods is currently building 51 units in Delano called Willowbrook. These houses are marketed in the \$340-390k range.

*Note- this was the time the board reviewed this application and no action was needed. It was a chance for the developer to get in front of the board.

Feedback- Both developers had concerns about the condition of Virginia Avenue and soils. The Executive Director explained that there has always been hope for a large development and if it need more room the road was to be abandoned. The soils have had a phase 1 and 2 completed. The north end has some contaminates and after reviewing the reports with the company, that completed the research, the levels aren't too bad for mitigation.

Board Feedback- The board agreed that the 2 concept presentations have been the best they have seen yet. The design and top of the line finishes will make the area appealing.

Most agreed that having more units will benefit the community better. It was mentioned that if there was the ability to increase the units to medium density and have them face the lake like row houses that would give the parcel the density that was defined in the past RFP.

OTHER BUSINESS

ADJOURN

Chairperson Schneider adjourned the meeting at 6:25 pm by general consent.

Respectfully submitted,

Scott Weske, Executive Director