



MINUTES
Economic Development Authority
April 18, 2017

CALL TO ORDER

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

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

Staff Present: City Administrator: Scott Weske

Absent: Board: Kurt Kaminski

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

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

CONSENT AGENDA

A motion was made by Goodsell, seconded by Clemens, to approve minutes of March 21, 2017 EDA meeting. Ayes: all.

OPEN CORRESPONDENCE

Tom Kvale, 58 Creekside Drive – Mr. Kvale expressed his concerns about the 100 unit proposal that the board was to review. He mentioned that 100 units would be pretty huge for that land size and feels there is enough apartment buildings in Long Lake. Other concerns were what the cost would be to move City Hall, value added to the City, and removing of the single families currently living on Virginia Avenue. He thanked the board for his time and mentioned he was there to listen to the proposal.

BUSINESS ITEMS

Application for EDA Review: Virginia Avenue Property / Lake West Development LLC, Curt Fretham - Proposal for 100-Unit Apartment Complex to Include City Hall Property

Curt Fretham, Dana Burmitt, and D.J. Anderson presented to the board a 100-unit residential apartment building with amenities such as a coffee shop or library. City Hall and office would occupy the corner first floor space that would now be located on the Brown Rd and CR 112 intersection. Parking for city staff and residents would be underground and open space parking for visitors.

This development would include the other 9 properties on Virginia Avenue to allow the mixed use goal.

The board had little feedback for the Lake West group. The major concern was the ability and feasibility to purchase the 9 single family homes in order for the large scale project to work.

Decertification of Tax Increment Financing District No. 1-5 of the City of Long Lake

On June 20, 2000, the Economic Development Authority established its Tax Increment Financing District No. 1-5, a redevelopment district, within its Redevelopment Project No. 1. As of February 1, 2017 the tax increment pay-as-you-go note to which tax increment from the district have been pledged was paid.

A motion was made by Skjaret, seconded by Jerde, to adopt Resolution No. 2017-16 approving the decertification of Tax Increment Financing District No. 1-5 of the City of Long Lake. Ayes: all.

Discuss Virginia Avenue EDA Vision and Next Steps

Each member took turns expressing their thoughts.

The main themes:

- Find the right density - 100 units is too many
- Needs to reflect what Long Lake stands for
- Should face Brown Road
- Least amount of resources required from the City for the development to happen
- Project needs to actually happen
- Would like to see the possibility of community use
- Would not like to see transitional housing
- The EDA wants to see a high standard of construction

A motion was made and amended by Goodsell, seconded by Dyvik, to start a 90-day negotiation with Pillar Homes, with the starting date of April 18, for the development of Virginia Avenue. Ayes: Goodsell, Dyvik, and Clemens. Nays: Schneider and Skjaret. Jerde abstained. Motion carried by a vote of 3-2.

Staff wanted to verify, with the City Attorney, that there was not a conflict of interest with a board member and the developer and would report to the board as soon as possible. Updated the board the next day and there was not any issue.

Update on Business District Initiative Grant – Plan and Timeline

Chairperson Schneider updated the board mentioning an upcoming meeting that will be with the Manager of the BDI through Hennepin County. The meeting will be to help director and assist on how to allocate money and to establish a timeline with the current road construction.

OTHER BUSINESS

BP Site

Dyvik asked staff about the BP and wanted to verify the possible tenants backed out. Staff confirmed that had happened. Dyvik still feels the EDA should purchase the BP site if possible once Virginia Avenue gets started.

Extra Meetings

Goodsell stated she felt more meetings should take place. She is available any Tuesdays after 6pm.

ADJOURN

A motion was made by Jerde, seconded by Skjaret, to adjourn the meeting at 6:22pm.

Respectfully submitted,

Scott Weske, Executive Director