



**MINUTES**  
**Economic Development Authority**  
**November 21, 2017**

**CALL TO ORDER**

The Economic Development Authority meeting was called to order at 5:03 pm.

**Present:** Chair: Marty Schneider; Board: Tom Skjaret, Carrie Clemens, Tim Hultmann, Jahn Dyvik, and Lori Goodsell

**Staff Present:** City Administrator: Scott Weske; City Attorney: John Thames

**Absent:** Board: Michelle Jerde (with prior notice)

**Others:**

**PLEDGE OF ALLEGIANCE**

**APPROVE AGENDA**

*A motion was made by Hultmann, seconded by Skjaret, to approve the agenda. Ayes: all.*

**CONSENT AGENDA**

*A motion was made by Goodsell, seconded by Clemens, to approve the minutes of the October 19, 2017 EDA meeting with a few amendments to wording. Ayes: all.*

**OPEN CORRESPONDENCE**

No one appeared to address the EDA during Open Correspondence.

**BUSINESS ITEMS**

**Review of Applications Received and Discussion of Next Steps for Virginia Avenue Property**

Staff revisited the received applications that have been reviewed by the board.

- Lifestyle Properties - Bill Gleason
- Wright Neighborhoods - Ed Briesemeister
- Pillar Homes - KC Chermak
- Overland Properties - Aaron Baruch
- Lake West - Curt Fretham
- Commercial Building Services - Dale Richardson
- Atlas Homes - Mark Way

Board member Clemens mentioned she wasn't at the last meeting but read the minutes. She understands there isn't a consensus but proposals received have created a lot of good discussions for the property. Clemens isn't sure if the next steps should be to wait until a full consensus of the board is reached or to continue to react as proposals are made.

Board member Schneider informed the board that he had coffee with Barry Petit, who has presented to the EDA in the past, and Petit indicated he would be willing to assist the EDA and will be open to presenting to the board at the next meeting. Schneider feels it would be a good idea to have a facilitator for visioning.

Board member Skjaret commented that his thoughts keep evolving. He is trying to determine if the proposals are the best for community based on the 30 year plan. The CSAH 112 project once finished will change the downtown and other parts of the corridor. It may spur more activity and what is the best 30 year plan.

Skjaret also reminded the board that in the year 2000 Orono tried to take over Long Lake. Long Lake has density and cash reserves but Skjaret feels the future improvements need to make Long Lake stronger so it can continue to stand alone without risk of any take over attempt.

Board member Clemens believes it is the goal of this group to continue to make Long Lake a viable community for the next 30 years. She would like to determine what steps need to be taken to make sure that would happen.

Board member Hultmann reminded the board that back in 2013-2014 there was discussion of sharing Public Works operations between Long Lake and Wayzata. He thinks in the next 20-30 years Long Lake may need to work cooperatively with a surrounding community to continue to provide necessary services. Hultmann recalled the process of purchasing the Virginia Avenue parcel and reflected that the reason the City wanted to buy it was to control it. Some members had not been in favor of purchasing it. When Highway 12 came through the City lost 54 houses and a portion of its tax base, but Hultmann would not in a big hurry to do something that doesn't help the community tax base.

Board member Goodsell asked if the goal was to make up the houses lost, what would that look like? Would it be trying to make up the amount of beds lost or the dollar amount lost? Knowing the answer to those questions may help guide development. Goodsell indicated that making sure the town is safe along with the ability to walk anywhere is important. Being able to know your neighbors is also important, and she would not want to see a large transient apartment complex where people move in and out if it may potentially jeopardize community safety.

Board member Dyvik said he was in favor of the Pillar Homes plan but might want to define more of what the vision is the area and town. He agreed it would be good to listen to Petit and see what he has to say as a possible option for a consultant.

Board member Schneider just wanted to clarify he feels Petit just wants to talk to the board as he is knowledgeable and passionate about the area. He doesn't feel like he is trying to sell his services and has talked to the EDA in the past.

Staff explained the Comprehensive Plan in relationship to the Virginia Avenue location and indication for future density. The purpose of the Comprehensive Plan is to plan for the future and what the community could look like. Virginia Avenue was indicated as a possible location for mixed use and density.

Board member Dyvik mentioned that Petit has experience in designing libraries. Dyvik did like the concept of Lake West when they included a space to have a community library. The current one isn't open very much and isn't that great so seeing a gathering area including a library would be a good goal.

The following public comment was received:

Sue Hitchings, 505 Virginia Avenue - Hitchings mentioned that transients can live in houses and townhouse not just apartments. With the new road it is looking nice and this corner could make the town pop. She doesn't think townhomes on this location would look nice and added that there is a need to take the whole area. If time isn't taken to consider the impact of any development and the result is mismatched, the result will be an eyesore.

Evan Thunell, 455 Virginia Avenue - Thunell addressed the board and stated he is concerned it would be hard to find a new place in Long Lake even with the 25% over the market price. He likes the area and the school district and had purchased his home for that reason. He doesn't want to be the last house standing though. He had intended to remodel the home and finish the basement but hasn't done so because he might not see the benefit of the improvements in a buyout.

Staff was directed to invite Barry Petit to the next meeting for a conversation about his vision and to bring ideas to the board.

**OTHER BUSINESS**

No other business was discussed.

**ADJOURN**

*A motion was made by Skjaret, seconded by Clemens, to adjourn the meeting at 6:13 pm. Ayes: all.*

Respectfully submitted,  
Scott Weske, Executive Director