

**MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY MEETING HELD
FEBRUARY 23, 2016**

Present: Ralph Voltner, PJ Early, Alderwoman Bostedt, Alderman Wattawa, Jim Fleming, Tom Cottreau

Also Present: City Administrator Rhode, City Clerk/Treasurer Uecker, City Engineer Dejewski, Mayor St. Marie-Carls, Alderman McSweeney, Alderman Brickner and interested citizens

Excused: Bob Pleva

Chairman Voltner called the meeting to order at 6:00 p.m.

Moved by Alderman Wattawa, seconded by Alderwoman Bostedt to place on file the minutes of the Community Development Authority meeting held January 21, 2016. Motion carried.

Update from the Mayor:

The Economic Development Committee is in the process of planning the Business of the Year dinner and the CDA can nominate a business. They should give those nominations to either City Administrator Rhode or Mayor St. Marie-Carls.

The Planning Commission had heard from Sherman and Associates and made some design suggestions to them when they were at the Planning Commission meeting.

Moved by Alderman Wattawa, seconded by PJ Early to suspend the agenda to the Sherman and Associates Presentation. Motion carried.

Sherman and Associates Presentation – Future Development at 4300 South Lake Drive:

Sherman is based out of Minneapolis and they have done over \$2 Billion in development with over 400 employees. They own and manage hotels and apartments. They are long term owners – they don't build and flip. They will bring in a third party operator to manage this project as it is a bit different than other projects they have done. They are proposing 100-160 units of independent living and 80-120 units of assisted living. This is being driven by the market studies that they have done. They are not proposing any tax credits in the financing. This project would complement other developments in that same area. This increases the density that will asset in future retail development in the area as well. The project will have a residential feel, using high quality materials along with vistas so not all the lake view is lost.

Sherman and Associates is asking for TIF assistance for the project. The TIF funds would be used to make the project one of high quality and amenities. It would be a high quality project on the lakefront; it doesn't directly compete with the Bear Development and it would increase the density to support the local economy. They would like to take this to the next step and start doing some financial analysis.

Alderwoman Bostedt felt that this project isn't the best for the City – the City needs families with school aged students. Alderman Wattawa also stated that there is a lot of senior housing in the City and it does tax our emergency services.

City Administrator Rhode asked where Sherman was with the purchase of the property. They have about 180 days left in their contract to purchase the property. Their development in Shorewood is also getting TIF funding. Underground parking is planned for both the assisted and independent living which will cover residents, staff and visitors.

Moved by PJ Early, seconded by Alderman Wattawa to enter into an agreement with Ehlers and Associates to perform the financial analysis of this project as it pertains to TIF funding. Motion carried with Alderwoman Bostedt and Jim Fleming opposed.

First Right of Refusal for land located near 2300 East Layton Avenue and 3548 East Howard Avenue:

City Administrator Rhode gave a brief history of the right of refusals as they are on the agenda. Keren Properties is also looking for TIF assistance for a new monument sign at 2300 East Layton Avenue.

2300 East Layton Avenue:

Benjy Keren is looking at purchasing what the City has always referred to as East Price Avenue. They are looking at the property for additional parking and would like first right of refusal to purchase that City owned property. Mr. Keren stated that there isn't enough parking to begin with per the City but they had a study done and found that at this time there wasn't a need for additional parking at this time. Easements would have to be created when the CSM would be created.

Moved by Alderwoman Bostedt, seconded by Jim Fleming to grant Keren Properties the First Right of Refusal for the property located near 2300 East Layton Avenue for consideration pending City Attorney and staff review for drafting of documents. Motion carried.

Keren Properties is also asking for TIF assistance for a new monument sign at 2300 East Layton Avenue. It would be on the corner of the property located at 2300 East Layton Avenue. The Zoning Board of Appeals did approve the sign. The sign is proposed to be in the parking lot, near where the existing sign is. Chairman Voltner stated that the CDA shouldn't be paying for a sign at the entrance of the City that advertises businesses like Pay Day Loans. Mr. Keren stated that potential leasers were looking for the monument sign.

Moved by Alderwoman Bostedt, seconded by PJ Early to deny Benjy Keren's request for TIF assistance for a new monument sign at 2300 East Layton Avenue. Motion carried.

3548 East Howard Avenue:

The Gadzik family owns 3865 East Howard Avenue and has developed apartments in the City. They have always been interested in the City's parcel. The property is being actively marketed which led to the request to the City.

Moved by Alderwoman Bostedt, seconded by Alderman Wattawa to grant the Gadzik family the Right of First Refusal for the property located at 3548 East Howard Avenue for consideration pending City Attorney and staff review for drafting of documents. Motion carried.

DF Update:

City Administrator Rhode stated that they are still working on this site. He has worked with the Dickman group to market the property but the DNR issues are a bit of a hang up. They are leaning toward marketing it as a heavy manufacturing sight.

Former City Hall Demo Update – 4235 South Nicholson Avenue:

City Administrator Rhode stated that they have until the end of February to get the building completely down. They plan on backfilling and leaving a level site. They will come back in the spring to seed the property.

New City Owned Property Listing Update:

The DF site, the KK and Howard site and the Lake Drive site have staff work being done on them – there are easement issues, trail and storm water issues as well as needing CSM's need to be done on some of the property. Dickman is waiting for the City to finish doing research before starting the marketing.

Future Meeting Dates:

Tentative meetings dates are March 22nd, April 26th and May 24th.

Graef Engineering Monument Sign on Layton Avenue:

City Administrator Rhode handed out an updated presentation from Graef who was unable to attend the meeting. The sign would go in the median on Layton Avenue to replace the existing sign. The project was held up because of the County's reconstruction of Layton Avenue. It has to be a breakaway, cannot be lit and it has to be moved a few feet. This is ready to be bid for a spring project. City Engineer Dejewski gave some background on the City's streetscape plan. The CDA needs to give some direction to the landscape architect so that they can come back with plans and drawings. There is a budget of \$25,000 for this sign.

Moved by Alderwoman Bostedt, seconded by Jim Fleming to move forward with Option B for the median sign on Layton Avenue. Motion fails.

Moved by Alderwoman Bostedt, seconded by PJ Early to move forward with Option A for the median sign on Layton Avenue. Motion carries with Jim Fleming and Alderman Wattawa voting no.

Moved by Alderman Wattawa, seconded by Jim Fleming to adjourn. Motion carried.

Time: 7:42 p.m.