

City of Excelsior
Hennepin County, Minnesota

MINUTES
EXCELSIOR WORK SESSION MINUTES

December 5, 2016

1. CALL TO ORDER/ROLL CALL

Mayor Gaylord called the meeting to order at 6:00 p.m.

Present: Councilmembers Beattie, Carlson (arrived at 6:07 p.m.), Caron (arrived at 6:07 p.m.), Miller, and Mayor Gaylord

Absent: None

Also Present: City Manager Luger, City Attorney Staunton, Planning Director Smith, Public Works Superintendent Amundsen, Finance Officer Malecha, and City Clerk Orlofsky

2. AGENDA APPROVAL

Beattie moved, Miller seconded, to approve the agenda. Motion carried 3/0.

3. POTENTIAL EAST TOWN TAX INCREMENT FINANCING DISTRICT

Staunton explained that the Council decision to impose a moratorium came as the owner of the BayView parcels had been negotiating a sale. Prior to the moratorium discussion, the prospective purchaser approached staff to explore a potential redevelopment proposal that contemplated renovating the existing structures on the lakeside parcel and adding new development and structured parking on the parcels currently being used for surface parking. The redevelopment would have required the use of Tax Increment Financing (TIF) in order to finance the structured parking, which would be available to the public. The preliminary investigation did determine that the existing properties would qualify for the creation of a Redevelopment TIF District because of the substandard condition of the buildings on the lakeside parcel.

Staff added this topic to the Work Session to determine if the Council was interested in exploring the use of TIF to facilitate a parking structure or some other project.

The City Council expressed an interest in a TIF District if the property owners pay for it. The City Council directed staff to talk with the other property owners about participating in a TIF district.

4. PROVIDE FEEDBACK ON DEVELOPMENT CONCEPTS FOR BAYVIEW/BAYSIDE PARCELS

Luger explained that the prospective purchaser of 687 Excelsior Boulevard asked to be on the Work Session agenda to discuss the plans they had shared with staff before the moratorium was discussed by the City Council.

The plans are an illustration of how having a TIF District might be helpful in redevelopment efforts after the Small Area Plan is complete.

Michael Margulies, TIF Consultant for the BayView properties, shared a simple site plan for the BayView/Bayside parcels with the City Council.

Mr. Margulies explained on Parcel 1 the surface parking lot closest to BayView that they are looking at adding 100 to 120 residences with street level retail and some parking for the residents. Parcel 2 the surface parking lot furthest from BayView might be a good site for public parking or a Transit Center.

Carlson stated that he had some concerns with the Transit Center idea because it would bring a lot of traffic to an already congested area. They did not feel this was a good location for a Transit Center. Caron agreed with Carlson's comments.

Miller added that he had concerns over the density on the sites.

5. SETTING LICENSE AND PERMIT FEES AND UTILITY RATES

Parking Permits

There have been numerous changes with the newly implemented parking meters. Resident parking permits are currently at \$12, \$17 and \$22 for the first, second and third residential permit. The non-residential parking permit is currently at \$175 for the year. The non-residential parking permits were raised from \$150 to \$175 in 2013. The City is temporarily prorating the non-resident parking permit amount for 2016. With the hourly rate higher, the City Council may want to consider raising the parking permit rates.

Miller suggested that the resident rate stay the same and non-residents rate be raised to \$200 for the year, and he advised staff to not prorate the fee for 2017.

Gaylord agrees that the rate should not be prorated.

Caron agrees with raising the fee to \$200 and not prorating the fee for 2017.

Dock Permits

Malecha explained that the Council should discuss and give direction to staff on the residential dock/bouy and slide fees. In 2016 the rates were changed from a per foot multi-tier fee to a two-tier system. The change had resulted in

Dock Permits - Continued

an overall increase of 2.9% in revenue. At this time, the fees cover the City's expenses but they could be increased if the City Council chooses to do so.

Miller recommended a 2% increase.

Gaylord and Beattie were in favor of an increase.

Council asked staff to bring this back to the December 19, 2016 City Council Meeting.

Park Meters

Due to lack of time, Council asked staff to bring the Parking Meters back to the December 19, 2016 Work Session. Miller asked staff for a breakdown of the expenses versus revenues for the parking meters.

6. ADJOURNMENT

Beattie moved, Carlson seconded, to adjourn at 6:59 p.m. Motion carried 5/0.

Respectfully submitted,

Ann Orlofsky
City Clerk