

City of Columbus
Economic Development Authority Special Meeting
07.10.19

The 07.10.19 meeting of the City of Columbus Economic Development Authority was called to order at 6:00 p.m. by President Jesse Preiner at the City Hall. Present were EDA Commissioners Mark Daly, Jeff Duraine, Denny Peterson, Shelly Logren, Janet Hegland, and Executive Director Elizabeth Mursko, Attorney Bill Griffith, and Assistant Secretary Jessica Hughes.

Absent: Jon Rausch, EDA Commissioner.

Also in Attendance were – Barb Bobick, Mark Huus, Matt Knutson, Phil Hoey, Tom Palmquist

1. CALL TO ORDER – 6:01 p.m.

2. APPROVAL – 04.10.19 EDA Minutes

Motion by Daly to approve the 04.10.19 EDA meeting minutes. Seconded by Duraine. Motion carried unanimously.

3. APPROVAL – 07.10.19 Agenda

Motion by Duraine to approve the agenda for the 07.10.19 meeting. Seconded by Hegland. Motion carried unanimously.

4. OPEN BUSINESS

No report.

5. NEW BUSINESS

Introduction: Metropolitan Council Representative – Susan Vento

Susan Vento, Columbus' Metropolitan Council Representative, came forward to address the EDA. She thanked President Jesse Preiner, Executive Director Elizabeth Mursko, and Public Works Superintendent Jim Windingstad for a tour of the City. Vento noted that she was appointed to the environment and community development committees at the end of February 2019.

President Preiner asked if she should be their point of contact for anything related to the Metropolitan Council? She replied that she should be, unless the need is timely and pertinent in which case, they could reach someone else for a quick response.

The Council thanked Vento for attending the meeting.

Presentation: High Density Mixed-Use Apartment Development

Phil Hoey, Matt Knutson, Mark Huus, and Tom Palmquist addressed the EDA regarding plans for a mixed-use apartment development in Columbus. Hoey handed out materials detailing plans for a 112-unit project at a density of 30 units per acre. The site has roughly 195 parking stalls distributed between covered and non-covered locations.

Hoey continued to point out green space included in the apartment plans. There is a playground area, a patio in the front, as well as sidewalks throughout. Some amenities planned for the building include a community room and fitness room. There is a feasibility study being completed which will give additional insight into what amenities and apartment layouts will suit the location. Hoey finished by saying the sooner they receive design standards, the sooner they will be submitting applications to the City.

Hoey noted that they are partnering with developers from KAMI, who they feel comfortable working with. Based on City staff's feedback, the plans changed from a pitched roof to a flat roof. In addition, some building materials were changed, and bump outs were added. President Preiner asked if the EDA was in agreement that a flat roof is preferred? All agreed that it was.

Mursko asked if the floor plans for each type of apartment are the same? Huus responded that there is some variation within each type of apartment. President Preiner followed up by asking Huus to explain the materials used on the exterior. Huus replied that the first floor is brick, and the white and brown material on the plans is harding siding (a cement fiber panel).

Mayor Preiner asked how long they anticipate the building period to be? Huus replied that they are expecting 12-13 months.

Daly encouraged the rest of the EDA to consider limiting the number of apartment buildings in the NE I-35 quadrant. He expressed concern that remaining land may not sell as quickly as desired and as a result the quadrant could become saturated with apartments. Griffith noted that the feasibility study will provide information on the types of uses that are ideal for the quadrant. He added that the Council has the option to stray from market recommendations and dictate a desired ratio of residential to commercial uses. President Preiner asked how much land is remaining in the quadrant? Palmquist responded that there are two parcels south of the apartments that are intended for commercial use, as well as all land west of Hornsby Street.

Griffith commented that when City's look at their tax base, they consider what adds value to developments. Items like building materials and desirable amenities add value to a project. An early item of feedback to the developers is that the City prefers higher end materials and amenities.

Griffith reminded the group that this discussion is happening while the City's Mixed-Use Ordinance is being drafted. Therefore, all discussion is informal, as the Planning Commission still needs to consider the Mixed-Use Ordinance and recommend it to the Council for final adoption. In addition, the City's 2040 Comprehensive Plan is currently being processed, which contains the addition of mixed-use zoning in certain areas of Columbus.

Continuing to speak on process, Griffith said that the current PUD will be amended to include the apartments, and then a separate CUP application should be submitted. At that time the apartment building's parcel would be separated from the rest, while maintaining the same design guidelines that were set for the entire NE I-25 quadrant.

Mayor Preiner asked if the developers have completed a similar project closer to Columbus than Shakopee? Huus replied that a project in Blaine that they could visit is called Parkway off Central, the address of which is 9436 Ulysses Street NE.

Mursko continued by saying everything is on track for the Planning Commission to discuss design standards at their 07.17.19 meeting. The Public Hearing for the ordinance amendments will be on 08.07.19, and the Council will consider final amendments at their 08.14.19 meeting. Mursko added that the City Planner is bringing back language for the draft ordinance and the City Attorney will mirror that with the language of the PUD. Griffith reiterated that submittals will be against a draft ordinance that is subject to Planning Commission and City Council edits.

6. COMMISSION OPEN DISCUSSION

Review 2019 Goals List

Based on discussion from the most recent EDA meeting, Mursko and Logren have been considering how to fund the EDA's goals list. Overall, they believe that there is enough funding for most projects, and the bigger question is what goals should be prioritized.

Mursko noted that one thing that has changed from previous EDA meetings is that the Park Board has decided not to pursue the roundabout design project. In an effort to limit maintenance and repair costs, the Park Board is recommending to simply fill the interior of the roundabout with native plants. There is not an estimate on the cost for these items yet, but funds will come out of the EDA budget.

Logren reported that she has been researching branding of cities. She said that until doing the research she had a misconception about what branding really is. Because there was not enough time for a formal presentation during this meeting, Logren distributed handouts and encouraged remaining EDA members to be prepared to discuss the information at the next meeting.

Mursko suggested that the EDA consider calling a special meeting in August to discuss branding and goals, because the next EDA meeting is not until October. EDA members agreed that a special EDA meeting should be held on 08.14.19 at 6:00 p.m.

Motion by Logren to hold a special EDA meeting 08.14.19 at 6:00 p.m. to discuss branding and the 2019 goals list. Seconded by Duraine. Motion carried unanimously.

7. EXECUTIVE DIRECTOR'S REPORT

2020 EDA-HRA Budget Resolution

Mursko reported that in previous years the July EDA meeting has typically been the meeting where the HRA-EDA levy is discussed. Historically the City has had few land sales, however last year and this year the City had one land sale. The EDA has the authority to pass line items in the budget. In 2018 the EDA passed a line item dedicating \$92,000 in the levy for the land bond. Mursko is recommending doing the same this year. This money is used to pay back debt service on bonds for land purchases. The question to the EDA is whether they feel like this is appropriate.

The \$92,000 is based on a percentage of market value, which was held steady from the previous year. The call date for this bond is 2023, and at that time the City could choose to retire the bond if there are enough funds available. The \$92,000 would be dedicated in an effort to save dollars so that paying off the bond is feasible. Hegland said that she is in favor of dedicating this money because it will help plan for the future when more land sales and additional income are coming to the City.

Mursko added that the \$92,000 will not increase taxes for residents. If the City did not save the money, it could decrease Columbus resident's taxes by roughly \$55 per year for a \$300,000 house. She noted that the amount that the City will save on future interest by putting away the \$92,000 will be much more than the savings that some residents may see in taxes.

Motion by Hegland to approve Resolution 19-01, a resolution authorizing the final levy of a special benefit levy pursuant to Minnesota Statutes, Section 469.033, Subdivision 6 and approval of a budget for fiscal year 2020. Seconded by Peterson. Votes as follows; Daly – nay; Peterson – aye; Hegland – aye; Preiner – aye; Duraine – aye; Logren – aye. Motion carried.

Treasurers Report

Mursko reported that she will have information on overall dollars left in the EDA general fund loan at the next EDA meeting. Overall little money was spent from the EDA fund this year. The EDA will have an opportunity to discuss what is left in the fund at the next meeting.

8. NEXT MEETING DATE

The next EDA meeting is 08.14.19 at 6:00 p.m.

9. ADJOURNMENT

Motion by Duraine to adjourn. Seconded by Hegland. Motion carried unanimously.

Meeting adjourned at 7:06 p.m.

Respectfully Submitted:

Jessica Hughes, Public Communications Coordinator