

City of Excelsior  
Hennepin County, Minnesota

MINUTES  
EXCELSIOR WORK SESSION MINUTES

January 19, 2016

1. CALL TO ORDER/ROLL CALL

Mayor Gaylord called the meeting to order at 6:40 p.m.

Present: Councilmembers Caron, Beattie, Miller, and Mayor Gaylord

Absent: Councilmember Carlson

Also Present: City Manager Luger, City Attorney Staunton, Consulting City Planner Richards, City Planner Smith, Public Works Superintendent Wisdorf, City Clerk Orlofsky

2. AGENDA APPROVAL

Beattie moved, Caron seconded, to approve the agenda. Motion carried 4/0.

3. Proposed Waters Development

City Manager Luger discussed a proposal with the Council to facilitate an annexation of the Shorewood parcels into Excelsior. The proposal is based on the development having a projected value of \$18,500,000 once construction is complete. Based on that value, the development is expecting to pay a total of \$333,000 in property taxes with the municipality's share being \$66,600 or 20%.

Luger explained that Mr. Jensen is proposing to offer the City of Shorewood a total of \$466,200 for annexing two parcels into Excelsior. This amount is based on the City of Shorewood receiving half of the municipal taxes (\$33,300 annually) for 14 years, which is the minimum duration of the Tax Increment Financing District.

Upon closing of The Waters of Excelsior, the City of Shorewood would receive half of the total amount paid, which equates to \$233,100. The remaining \$233,100 would be paid to the City of Shorewood in annual payments of \$16,650 over the course of 14 years. The Waters of Excelsior LLC will guarantee the annual payments to Shorewood.

The City Council was supportive of the proposal being offered to Shorewood.

4. Downtown Parking

Planner Richards provided the background information on parking issues and the long term direction for Excelsior as it relates to redevelopment, expansion and the general level of activity in the Downtown.

Planner Richards asked the City Council if there was a desire for infill development, especially along the open areas for parking, and what mechanism should be in place for that to happen.

4. Downtown Parking- Continued

Caron would like staff to add parking lot maintenance to the discussion.

Miller suggested that the City look into widening the net for the parking impact fee.

Caron said there is a tremendous amount of pressure on the core downtown.

Miller asked if we should offer incentives for infill and for expansion and if we should charge for the East and West lots.

Gaylord believes that the City needs to charge for parking lots, and parking on Water Street should remain free.

Caron feels there is room to build enough parking, the issue is the access to the parking.

Caron questioned if there should be incentives for retail versus restaurant establishments. She wants the Council to consider what drives more business into Excelsior. She feels that's what will drive the changes to the parking policy.

Miller would like to see more pedestrian crosswalks added where students are trying to cross the street.

5. ADJOURNMENT

Beattie moved, Caron seconded, to adjourn at 7:03 p.m. Motion carried 4/0.

Respectfully submitted,

Ann Orlofsky  
City Clerk