

City of Excelsior
Hennepin County, Minnesota

MINUTES
EXCELSIOR WORK SESSION MINUTES

March 7, 2016

1. CALL TO ORDER/ROLL CALL

Mayor Gaylord called the meeting to order at 6:04 p.m.

Present: Councilmembers Caron, Carlson, Beattie, Miller arrived at 6:05pm,
and Mayor Gaylord

Absent: None

Also Present: City Manager Luger, Consulting City Planner Richards, Public
Works Superintendent Wisdorf, City Clerk Orlofsky, Finance
Director Tumberg

2. AGENDA APPROVAL

Caron moved, Carlson seconded, to approve the agenda. Motion carried 5/0.

3. LAKE MINNETONKA CONSERVATION DISTRICT:

Caron explained that the LMCD is going through some restructuring. They have recently hired a new Executive Director, new Attorney, and a elected a new Chair. And, with these new positions the Board felt it was necessary to rewrite the bylaws, as they have not been changed since the 1960's. With all these changes Caron expressed that representation on this Board has turned out to be a greater commitement then she anticipated and she's not sure she will be available to attend all the meetings. With that she would urge Council to help recruit someone who can really make the commitment.

Gaylord asked if the Council still felt there was a need for the City to participate in the LMCD.

Caron felt that there is a need for the LMCD, as they regulate so many things on the Lake for the City. Caron added that it would be important for Excelsior to be involved in the restructuring of the Board.

Carlson offered to serve as an alternate on the LMCD to help Caron through the restructuring meetings until a suitable resident can fill in.

Luger added that the City may need a new resolution to say who the alternate is.

Miller asked if the restructuring process will change the process for the extension of the docks. Caron did not feel that it would.

4. PROPOSED WATERS DEVELOPMENT:

Tumberg shared new financial information with the Council. Staff confirmed with Springsted the City's Tax Increment Financing (TIF) consultant that available TIF dollars the City could receive from this development would have to be spent in the immediate area of the development, and would not be available to be used for parking improvements in the downtown area.

Tumberg described the financial implications for The Waters Development and shared three options for the Council to consider.

Option one includes the City of Excelsior annexing the Shorewood properties into Excelsior and paying Shorewood a percentage of the tax revenues indefinitely. Option two includes keeping the properties split between the two cities and having the development be built over both cities. Option three is to choose to not move forward with the project and/or suggest an alternate location for the project.

Jay Jensen of The Waters noted that he believes the best option is to proceed with Option one and annex the Shorewood properties into Excelsior. That way, there would only be one TIF District, and he believes that he could help the City find ways to spend the TIF dollars on improvements that would benefit the community.

Miller suggested that Council move ahead with Option 1, to proceed with the development and annex the Shorewood properties into Excelsior; pay Shorewood a portion of the taxes (amount/percentage yet to be determined) indefinitely. Miller feels that the up front items the City would receive are enough benefit to offset the indefinite payments to Shorewood.

Gaylord and Beattie both agree that Option one would be the best for this development and that there would be enough up front benefits to make the annexation the best option.

Luger added that she is uncomfortable with asking the City to enter an agreement where we would pay a City indefinitely.

Caron noted that she would like to see the full financial implications if the City were to go ahead with Option one.

Carlson asked if Option three might be a better solution. Where the Council would chose to not move forward with the development and/or suggest alternate locations for the development.

Gaylord said the development should be located on the proposed site. Miller added that the sight is truly blighted and if this development doesn't move forward, that corner will sit undeveloped.

Council directed staff to continue discussions with Shorewood and to move ahead with Option one with the 60-40 split, but to ensure that Shorewood would take on 60% of the police and fire calls and also 60% of the valuation of the project in the police and fire formulas for future operating and debt service costs.

5. DOWNTOWN PARKING:

Consulting Planner Richards briefly discussed the East and West Parking Lots and concerns about the dead end configurations. Richards suggested that Council could eliminate the end parking stalls adjacent to the hillside at a minimal expense.

The Council agreed to move ahead with this change this summer and asked that staff look at a recent traffic study to see it is relevant and could be used, instead of completing a new study.

6. ADJOURNMENT:

Miller moved, Beattie seconded to adjourn the work session at 7:00 p.m. Motion carried 5/0.

Respectfully submitted,

Ann Orlofsky
City Clerk