

Crooks Housing and Redevelopment Commission
Special Meeting
January 22, 2019

1. The meeting was called to order at 7:00 PM by Chairman Harstad.
In attendance were board members Kringen, Moller, Rounds, Harstad, and Nelson.
There were 25 guests present.
2. The agenda has been posted. Rounds motioned to approve, Kringen seconded the motion.
Harstad called the vote, all voted aye.
3. CHRC Phase II Planning

Rounds presented information related to the past meetings and information completed for the Phase II project. There was a working group meeting 2 weeks ago which included the CHRC, Parks, Recreation Committee, Planning and Zoning, and the City Council. That group came up with two options:

- Place the Recreation Center on the CHRC property
- Place the Recreation Center at the Community Building site

Funding was discussed. Rounds reviewed the TIF and recent changes. Last year, the requirements were changed to allow residential in a TIF District. The value was set at \$250,000 or less. Only 1 residence is needed at that cost or less to qualify. Currently of the tax allocations, \$3/\$1000 go to the City and \$12/\$1000 goes elsewhere. A TIF allows a total of \$15/\$1000 and all is available for the District. The TIF is limited to 10% of the property value in a community and the money has to be used in the TIF District.

The working group also plan on additional parking as a part of the Phase II development.

A motion was made by Rounds to lift resolution off the table for discussion. Nelson seconded the motion. Rounds called the vote, all voted aye.

A motion was made by Moller to pursue the parking option #2 which was presented showing the parking area south of the cross street. Kringen seconded the motion.

It was discussed that if the Recreation Center goes on CHRC land, the new TIF could eliminate the need for commercial development in the Phase II location.

Andy Henning from the Parks Board commented that because of the slope, he did not like the east/west parking on the south side of the cross street.

Scott Richardson from the Planning and Zoning Board also commented that he did not like the east/west parking on the south side of the cross street. Scott posed the question to the attendees about "What if the Recreation Center and Pool were on the CHRC property without any commercial development?" It was his feeling that the Recreation Center was very popular and the North/South parking layout allows options.

It was discussed that the CHRC would endorse the Phase II location for the Recreation Center.

The motion by Moller was further reviewed. It was Moller's intent that the east/west parking would eliminate the commercial activity on the property. Harstad called the vote on the motion, 1 aye and 4 nays, the motion failed.

A motion was made by Rounds to adopt the previous presented resolution with additional language under the #4 item. The motion modified #4 to read as follows:

4. The CHRC recognized that the community input may favor an option that puts the ~~so-called "amenity center"~~ and recreational facilities on the remaining portion of the land. ~~is open to such a community decision and will not design or develop in such a way that will prevent such a choice from being made.~~ If the recreation facility and pool is located on the CHTC land, it will be done without adjacent commercial development.

Nelson seconded the motion.

Rounds then motion that #6 will be stricken from the resolution in its entirety. Moller seconded the motion.

The Resolution now reads as follows:

Resolution of Crooks Housing and Redevelopment Commission

Whereas the Crooks Housing and Development Commission (DHRC), in accord with its plan and purpose seeks to improve the housing availability and quality of housing, including amenities available to residents of that housing, and

Whereas representatives of five organizations involved in the betterment of the community, namely, the Recreational Facilities Committee, the CHRC, the Parks Board, Planning and Zoning, and The City Council, in a working group have provided two feasible options forward for future housing and amenity development, and

Whereas, the demand for lots and the urgency to engineer and construct on the CHTC land is pressing, therefore,

Be it Resolved by the Crooks Housing and Redevelopment Commission, the following:

1. *The CHRC endorses the plan to take the plans to the public for further, final input.*
2. *The CHRC in recognizing the urgency needed to engineer and provide developable lots for residents while providing parking, amenities, and aesthetic value to Sunset Park and its environs adopts the attached development plan fo the remaining portion of the CHRC land.*
3. *While adopting the plan in substance, the CHRC also accepts that some engineering and lot changes may occur as a natural part of the development process and retains the right to alter if necessary.*
4. *The CHRC recognized that the community input may favor an option that puts the recreational facilities on the remaining portion of the land. If the recreation facility and pool is located on the CHTC land, it will be done without adjacent commercial development.*
5. *The CHRC acknowledges that some design and engineering might have to be modified in the case of a public decision to locate the recreational facilities on the CHRC land, however, in the*

interest of time, and because of the similarities in substantial design, authorized its acting official or officials to proceed with engineering and all other phases of design and development, including Tax Increment Financing (TIF), covenant drafting, platting, and lot sales beginning immediately, without jeopardizing or negating the ability of the community to make its final choice.

END OF RESOLUTION

A motion was made by Rounds to pass the resolution with the approved modifications. Kringen seconded the motion. Harstad called the vote, all voted aye.

Open Comments: no further comments were discussed.

With no additional comments Chairman Harstad asked for a motion to adjourn. Moller made a motion to adjourn, Kringen seconded. Harstad called the vote and all voted aye.

End of CHRC special meeting minutes.

Respectfully submitted,
Jeff Nelson, CHRC Secretary