

Crooks Housing and Redevelopment Commission  
Regular Meeting Conducted Jointly with Planning and Zoning  
February 19, 2019

1. The meeting was called to order at 7:02 PM by Chairman Harstad.  
In attendance were board members Kringen, Moller, Rounds, Harstad, and Nelson.  
Tobias Schantz and 45 guests present.
2. The agenda has been posted. It was noted the #7 will be moved to follow the CHRC resolution.  
Moller motioned to approve, Kringen seconded the motion. Harstad called the vote, all voted aye.
3. Meeting Minutes: The 1-15-19 minutes were reviewed. Kringen motioned to approve, Rounds seconded the motion. Harstad called the vote, all voted aye. The 1-22-19 minutes were reviewed. Kringen motioned to approve, Rounds seconded the motion. Harstad called the vote, all voted aye.
4. Bills and Communications: Claims were reviewed. Rounds motioned to approve, Kringen seconded the motion. Harstad called the vote, all voted aye.
5. Financials: Financials were reviewed. Kringen motioned to approve, Moller seconded the motion. Harstad called the vote, all voted aye.
6. New Business
  - a. Nelson informed the board that the Palmira Park comfort station has bid and would like the CHRC to support the construction with a contribution. Nelson made a motion to contribute \$10,000 towards the construction of the new comfort station. Kringen seconded the motion. Harstad called the vote, all voted aye.
7. CHRC Resolution 2019-02-01 was discussed. This is a resolution calling for the formation of a TIF and the adoption of a planned unit development (PUD) zoning classification. A motion to adopt the resolution was made by Rounds, Kringen seconded the motion. Harstad called for a roll call vote. Moller – Aye, Kringen – Aye, Harstad – Aye, Nelson – Aye, Rounds – Aye. Harstad noted it was a unanimous Aye vote and the resolution passes.

The resolution can be reviewed at the end of these meeting minutes.

Planning and Zoning called their meeting to order @ 7:12 pm.

#### 8. Town Hall Presentation

The CHRC asked Planning and Zoning to begin the process necessary to cover rezoning and adoption of a TIF district. Rounds reviewed the evolution of the Phase II process which has gone on for a couple of years. The process and the development of the Crooks Recreational Committee were discussed. Rounds showed a slide presentation with financial information comparing the two finalist site locations.

#### Open Comments:

One guest felt that this may be moving too fast. They asked the question “Why do people come to crooks? We have an election coming up, what if we have a new mayor?

Rounds responded that he was elected to help the community move forward and create a better place for folks to come home to.

P & Z Chair Richardson relayed that as young families move into the community, there is a desire to see growth. All like the small town feel but want some amenities. Scott noted that many people have devoted much time on the betterment of Crooks; it's time to move forward.

A question was asked on when Planning and Zoning will have their vote. Richardson relayed that they will look for a motion to start the TIF tonight as well as the planned unit development tonight.

A question was asked on whether the school was asked to participate. School board member Pullman relayed that the school district had not been asked to participate, there were asked to "give" land. Nelson corrected the statement and noted that the Recreation Committee had met with the school board giving a presentation at two separate school board meetings. At the second meeting, the school board relayed that with their own district wide recommendations being reviewed, they were not in a position to lose any land.

A guest commented that they believe that the development of the TIF is good for Crooks.

School board member Schlueter relayed that they are more than willing to work with the Recreation Committee.

A guest commented that they felt that the financials are not yet figured out. It was pointed out that there are many documents available for review covering the financial aspects of the process and financial capabilities. Rounds noted that has worked with outside consultants on the process including banks and legal consultants.

A guest commented that the numbers shown show a buildout scenario. Rounds noted that the comment is correct, a delay is present.

A guest asked if there are alternate TIF areas and does the TIF create stipulation on what can go there. The TIF does have stipulations but with latest state requirements, commercial is not required. The TIF area that is being worked on includes both Phase II areas and developmental property along west avenue north of the Community Center.

The Town Hall ended.

Planning and Zoning called for a public Hearing at 9:02pm.

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. CHRC adjourned at 9:10pm.

End of CHRC special meeting minutes.

Respectfully submitted,  
Jeff Nelson, CHRC Secretary