

Joint Community Development Authority and Plan Commission Minutes January 10, 2024

CDA Members Present: Stephanie Brassington, TJ Jerke, Ken Brost, Benjamin Tanko, Anthony Hennes, Dan Kolk

CDA Members Absent: Kristen Ellis

PC Members Present: Carolyn Clow, Stephanie Brassington, Austen Conrad, Chris Reynolds, Scott Peters

PC Members Absent: Peter Bloechl-Anderson, Jill Halverson

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER

Clow called the meeting to order at 7:03 PM.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the December 6, 2023 joint Plan Commission and Community Development Authority meeting.

Motioned by Clow motioned to approve the minutes of the December 6, 2023 joint Plan Commission and Community Development Authority meeting. Brassington seconded the motion. Motion passes 9-0-1 with an abstention from Reynolds.

4. BUSINESS.

- a. Discussion regarding updates to Redevelopment District Plans 1 and 2.

Bremer provided the Joint-Body a summary of the agenda item highlighting past discussions and scheduled meetings with third-party stakeholders. The activities included in the project analysis are a community survey, vision boards, and blight analysis. Steve Tremlett, Project Manager from MSA, lead the discussion and presented on the proposed concepts for the subdistricts within each district plan. Tremlett presented an overview of the districts before providing the Joint-Body with definitions for blight, the approach on how the MSA team approached their blight analysis classification, and areas of interest. Tremlett provided two concepts to the Joint-Body then explained discussion points for each of the subdistrict. Bremer provided the Joint-Body clarification on past activities associated with the parcels if available and rationale for some of the subdistrict concepts derived from existing plans. The Joint-Body's discussion included the advantages and disadvantages of the shown concepts, building layouts, feedback on additional desired characteristics, and residential density compared to commercial square footage. Each

subdistrict provided a unique approach to building layouts, opportunities for social activities as well as commercial opportunity, mixed use buildings, and parking. Before moving forward to the next subdistrict, an interactive survey (using digital devices and QR code) asked each Joint-Body member for their preferences based on a scale of 1-5, with 5 being a preferred statement. Other discussion points included the closing of Meinders Road, options to open or close Milwaukee Street across the train tracks, desired building heights, opportunities for mixed use buildings, and off-street parking.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday January 16, 2024, 7:00 p.m., Plan Commission – Cancelled
- b. Wednesday, February 14, 2024, 7:00 p.m., Community Development Authority

6. ADJOURNMENT.

Brassington motioned to adjourn the meeting. Peters seconded the motion. Motion carried 10-0. Meeting adjourned at 9:29 PM.