

Joint Community Development Authority and Plan Commission Minutes October 9, 2024

CDA Members Present: Stephanie Brassington, Luke Fessler, Elizabeth Yszenga
CDA Members Absent: Krystalynn Sabol, Anthony Hennes, Ben Tanko, Kurt Zimmerman
PC Members Present: Carolyn Clow, Stephanie Brassington, Scott Peters, Jill Halverson (7:04 PM), Chris Reynolds, Austen Conrad
Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER

Clow called the meeting to order at 7:10. The Community Development Authority did not have enough members to establish a quorum and the meeting proceeded as a Plan Commission only meeting. CDA members Fessler and Yszenga remained in attendance as public attendees but did not participate in Commission discussions.

2. PUBLIC APPEARANCES

Meredith Hughey, 5003 Wild Rye Ct, provided public comments on Agenda item 4.a's regarding the proposed timeline if it was adequate time provided for comments, concerns about definition of light industrial and commercial development, and for consistency of the concept photos shown to match the terms provided.

3. APPROVAL OF THE MINUTES

- a. Motion to approve the minutes of the September 11, 2024, Joint Community Development Authority and Plan Commission meeting.

Clow asked the Plan Commission to post-pone action on approval of the minutes for the next scheduled meeting of the Joint Body as the Joint Body is not present to approve. The Commission affirmed the decision.

4. BUSINESS.

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

Bremer provided summary of the agenda item and recapped the activity to this meeting. Stephen Tremlett, MSA Professional Project Manager, was present to provide a summary of the public comments received at the July 11 public

information meeting, revisions to preferred design concepts of subdistricts, key goals for redevelopment, and implementation for Redevelop District Plans 1 and 2.

The Commission engaged with Tremlett in discussion throughout the presentation for Districts 1 and 2. The discussion included alternative concepts shown, clarity on definitions included in plans, strategies for implementation, potential use of mix-used buildings, balance of desirability of building styles and affordable housing.

5. SCHEDULE NEXT MEETING DATE.

- a. Tuesday October 15, 2024 at 7:00PM (Plan Commission)
- b. Wednesday, November 13, 2024 at 7:00PM, (Community Development Authority)

6. ADJOURNMENT.

Conrad motioned to adjourn the meeting. Peters seconded the motion. Motion carried 6-0. Meeting adjourned at 8:30 PM.