CITY OF ALBERT LEA
PLANNING COMMISSION
ADVISORY BOARD
MEETING MINUTES

11/10/15 5:30 pm
City Center - Council Chambers

Members Present
Jon Murray
Doug Olson
Rick Mummert
Jason Willner

Members Absent
Pam Schmidt
Thayne Nordland
David Gross
Larry Baker, Ex-Officio

Staff in Attendance
Chad Adams, City Manager
Jennifer Nelson, Office Assistant

Interested Parties: None

Chair, Jon Murray called the meeting to order at 5:25 p.m.

Approval of the Agenda
Rick Mummert made a motion to approve the agenda and Jason Willner seconded the motion. The agenda was approved unanimously on a voice vote.

Approval of Minutes
A motion was made by Rick Mummert to approve the minutes from October 6, 2015, and Doug Olson seconded the motion. The minutes were approved unanimously on a voice vote.

Public Hearings-None

Old Business: None

New Business:
Resolution modifying the development program for the development district no.5 and the tax increment financing plans for tax increment financing district nos. 5-13 and 5-15.

Chad Adams gave background on the proposed resolution.

City has been reviewing all existing TIF Districts to create a TIF Management Plan
Some districts have been decertified: others need some modifications.

Modifying the budget which would should have been modified in 2006 or 2007 to allow for repayment of two interfund loans

Port Authority will be getting reimbursed for up to $1.75 million for the land they provided to Larson Manufacturing

City will be getting reimbursed up to $150,000 for interfund loan to project

Removing Blazing Star Landing parcels from District

Removing parcels that are not currently contributing to the District and are resulting in "negative drag" for the entire district.

City is seeking to get reimbursed for interfund loan balance of about $1.6 million toward renovation of Freeborn Bank and Jacobsen Buildings.

Maps become part of these minutes by reference.

Tax Increment Financing (TIF) is used to capture taxes created by a new development and use that funding to provide an incentive to the developer to build.

Adams explained the history that Farmland planned to rebuild after the fire at the current Larson property and decided not to rebuild. The Port Authority will be getting reimbursed for up to 1.75 million for the land they provided to Larson Manufacturing.

The TIF allows to freeze the land and any increase can be taken and use that pool of money to subsidize businesses on a pay as you go note.

TIF 5-15 Value is less downtown and nothing is being captured as these properties are all in the same district and pooled together.

Rick Mummert asked about the plan to move Front Street. The old wastewater treatment is under the road and considered contaminated. Adams advised his understanding is that they could build on top of this area, such as a parking lot built over the top or a building although it would not be able to be a green space without being cleaned up. If this were the case the City may be able to find grant money to assist cleaning up this area.

The Blazing Star Landing is tax exempt and could create a new TIF district in the future.

A motion was made by Rick Mummert and seconded by Doug Olson to recommend approval of the resolution modifying the development program for the development district no.5 and the tax increment financing plans for tax increment financing district nos. 5-13 and 5-15. Approved on a 4-0 voice vote.

Blazing Star Landing Update

Chad Adams explained the proposed project proposal for the Blazing Star Landing.

His presentation becomes part of these minutes by reference.

The community survey showed that 2/3 of the community or 65% were in favor of a community/recreational center project. The community survey showed 50% favored retail and 50% favored mixed use and the highest was for a hotel/waterpark at 71%.

Jon Murray asked if this would be a YMCA. Adams advised maybe a portion of the community center would be with conceptually a walking track of other amenities would be accessible to the public. The details still need to be worked out. Adams emphasized this would have to be funded and partnered by a private developer. This could be by financial incentives such as capturing taxes and bonding money.

The current YMCA building is at the end of its lifespan.

Other groups working on this area include the watershed capital improvement plan with the possibility of adding a "channel walk" which would run low under the bridges. There has been also talk a of natural rapids concept at the channel.

Freeborn County also put 1.5 million into bonding bill to upgrade bridge to the corridor to Hartland. State funding may help to connect Hartland to Austin. Austin is working on connecting to the Root River Trail.

Adams advised the survey went out to 1,400 households. The survey showed a variety of ages and incomes and showed widespread support of this project.

Adams advised he has been contacted by three developers regarding this area.

Commissioner Communications: None

Staff Communications: None

Adjournment:
The meeting was adjourned at 6:03 p.m. on November 10, 2015 motion by Rick Mummert and seconded by Doug Olson.

Respectfully submitted,

Chad Adams, City Manager

Approved:

Jon Murray
Acting Planning Commission Secretary