

**JOINT MAHTOMEDI CITY COUNCIL/PLANNING COMMISSION
WORKSHOP MINUTES
AUGUST 2, 2021**

Mayor Jud Marshall convened the City Council Workshop meeting at 5:30 p.m. with Council members Richard Brainerd, Jeff Charlesworth, Jeff Ledermann and Jane Schneeweis in attendance. Also in attendance were Planning Commission members Dan Soler, Greg Maples, Chantell Knauss, and Peter Frank. City Administrator Scott Neilson, City Planner Hannah Rybak, City Engineer John Sachi, Public Works Director Bob Goebel and City Clerk Jerene Rogers were also in attendance.

CALL TO ORDER

Mayor Jud Marshall called the meeting to order.

APPROVAL OF AGENDA

Council member Ledermann moved and Council member Schneeweis seconded the motion, to approve the agenda as presented. The motion was unanimously approved.

MULTI-FAMILY HOUSING DISCUSSION 830 WILWOOD ROAD

City Planner Hannah Rybak said the property we will be discussing tonight is the vacant land between the Dairy Queen and Aldi. Hill Murray Catholic School unexpectedly put this property up for sale and Real Estate Equities was the company that purchased the property. She said the developer is here to present a preliminary concept plan for multifamily housing on the property. She said the developer will be asking for a text amendment to the Planned Unit Development (PUD) because the project does not meet the current definition of the PUD. The code will need to be amended to include a single structure apartment development.

Alex Bisanz, Real Estate Equities said Real Estate Equities is a multifamily property management and ownership company that is based in St. Paul. He said they currently manage over 4,000 apartment units in Minnesota and several other states in the Midwest. He said they are proposing a 110 workforce unit apartment complex in this location. The building will include units which are from 658 square feet to units that total 1,348 square feet. He said there will be one to three bedroom units available, along with a dog run area, a tot lot and a patio area. He indicated that some of the sustainable elements included are energy efficient mechanical systems, low flow water fixtures, electric car charging station, Energy Star appliances, Energy Star rated windows, and water efficient irrigation systems. He said they will be applying for Housing Tax Increment Financing (TIF) for this project as 40% of the units will be limited to 60% AMI rent levels and the remaining units will be a combination of Market Rate and 80% AMI rental rates for Washington County.

Mayor Jud Marshall asked why four stories.

Mr. Bisanz said it has to be four stories to be financially feasible.

City Council member Ledermann asked if they have looked at solar on the rooftops.

Petro Megits, Kaas Wilson Architects said many of their projects are solar ready and they will look at this for this project.

Planning Commission member Dan Soler said this development will fit in this area. He said this is what the vision for this area has been for a long time.

City Planner Rybak asked for feedback on the proposed amendment of the PUD for this area.

City Council member Ledermann said this is a perfect place for this type of density. He would like to amend the PUD to simplify this process for this property.

The overall consensus of the City Council members and Planning Commission members is to support this project, and they also agree to amend the text of the PUD to simplify the process for this project.


City Administrator Neilson stated there is a TIF application and a \$6,500.00 fee that the City requires before analysis by our financial advisors can begin. He said past practice for the City has been pay as you go TIF.

Mr. Bisanz said they will likely close on the property in early 2022 and break ground shortly thereafter.

ADJOURNMENT

Council member Brainerd moved and Council member Charlesworth seconded the motion to adjourn the workshop meeting at 6:55 p.m. The motion pass unanimously.

ATTESTED:



JERENE ROGERS
CITY CLERK

APPROVED:



JUD MARSHALL
MAYOR