

MOUND CITY COUNCIL
Thursday, February 16, 2012

The City Council of the City of Mound, Hennepin County, Minnesota, met in special session on Thursday, February 16, 2012 at 6:30 p.m. in the Council Chambers of city hall.

Members present: Mayor Mark Hanus; Councilmembers Kelli Gillispie, Dave Osmek, Ray Salazar, and Heidi Gesch.

Others present: City Manager Kandis Hanson, Finance Director Catherine Pausche, Community Development Director Sarah Smith, City Attorney John Dean, Jeff Andersen, Shirley Andersen, Blaze Fugina, Deb Lowden, Lyn Conway, John Beise

1. Open meeting

Mayor Hanus called the meeting to order at 6:30 p.m.

2. Presentation and discussion with representatives from Schafer Richardson and Common Bond about preliminary concept plan for redevelopment of the Commerce Place Shopping Center (north portion)

Maureen Michalski of Schafer Richardson and Jenna Oscarson from Common Bond Communities appeared before the Council with a preliminary concept plan for possible future redevelopment of the north portion of the existing Commerce Place shopping center for multi-family residential use to include 52 new rental units. Ms. Michalski provided a brief overview of Schafer Richardson and explained preliminary details of the Bay Breeze Commons concept proposal such as the site plan and anticipated rent structure. It was noted that a similar concept plan was presented to the Council last year. Ms. Oscarson provided some background on Common Bond as well as their previous projects. They are looking for a letter of support from the Council which would be part of their anticipated funding requests for the project which includes the use of tax credits. Discussion took place about the current vacancies at the center including the former Ridgeview Clinic space which has been unoccupied since 2007 and that redevelopment of the north portion could spur a future redo of the south end. Councilmember Osmek stated that TIF was used for the original shopping center project and commented that he does not want to lose taxes as a result of a project. The displacement of the existing tenants, who are longstanding businesses in Mound, was discussed and it was noted by Ms. Michalski that tenants would be eligible for relocation benefits and could possibly choose to locate in the south portion of the center which currently includes Walgreens. The Council took no action. Mayor Hanus offered two informal conditions to the developer representatives which included no loss of tax revenues and that written agreements with the center tenants acknowledging their agreement with the move be provided.

3. Update and discussion on the status of Police and Fires Shared Services Discussions with the City of Minnetrista and St. Bonifacius

Mayor Hanus gave an update of the shared services discussions with the City of Minnetrista and St. Bonifacius for Police and Fire Services. The Mayor summarized a proposal he made to the City of Minnetrista on December 12, 2011, that would lengthen the term to 10 years from 3 years for our current contract for fire services as well as

expand the coverage area to all of Minnetrista. This may or may not involve a subcontract with St. Boni Fire, depending on their willingness to cooperate. Mound will be meeting with representatives of St. Boni on February 23, 2012 to discuss options. The proposal also included the concept of a 10 year contract for police services to be provided by Minnetrista to Mound and housed out of the new Minnetrista Public Safety building. This will require Mound to find another use for the police portion of the Mound Public Safety building, but the potential in savings may justify this plan. Minnetrista is to present their proposal for Police Services on March 1, 2012. Although no official vote was taken, members of the council agreed in concept with the approach taken in these discussions.

4. Adjourn

MOTION by Osmek, seconded by Salazar to adjourn the meeting at 8:24 p.m. All voted in favor. Motion carried.

Chair Mark Hanus

Submitted by Sarah Smith