

Wed, Dec 21, 2022 6:45PM

Community & Economic Development Committee

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Aldersperson Kristin Alfheim (District 11) 00:00

Economic Development Committee for Wednesday, December 21. Roll call of membership.

Aldersperson Vaya Jones (District 10) 00:06

Vaya Jones district 10.

Aldersperson Maiyoua Thao (District 7) 00:09

Maiyoua Thao District seven.

Aldersperson Kristin Alfheim (District 11) 00:10

Kris Alfheim district 11. We are missing Wolff and Del Toro, are we okay to proceed?

Attorney Christopher Behrens 00:20

Excused or absent?

Aldersperson Kristin Alfheim (District 11) 00:21

I did not get any messages. Did you? No. We'll go with absent.

Aldersperson Kristin Alfheim (District 11) 00:27

Alright. The item we have is approval of minutes from previous 22-1623. Do I have a motion?

Aldersperson Vaya Jones (District 10) 00:33

Motion to approve.

Aldersperson Maiyoua Thao (District 7) 00:34

Second.

Aldersperson Kristin Alfheim (District 11) 00:35

Is there any discussion questions? Hearing none, we will vote all those in favor of approval of the minutes signify by saying aye. Aye. That carries three zero.

We have no public hearings or appearances. Action items we have 22-1624 request to amend the development agreement with 318 College Avenue for an extension of terms six months to Section 4.1.1 and 12 months to sections 4.1.2 for improvements and redevelopment of the property located at 318 West College Avenue in tax increment financing district number 11. Director--hello, Matt. Hi Director Matt.

Matt Rehbein (Economic Development Specialist) 01:13

Thank you Chair. Yeah, so we have a development agreement for 318 West College Avenue that was approved back in March or signed back in March of 2021. As is not uncommon in a redevelopment of properties downtown, they experienced some surprises, some delays. Primarily in this one it was the need for new foundation. And in putting that foundation in that meant cutting out the existing basement and actually hauling a lot of that out with buckets. So that took a lot longer than they had anticipated when they started this process, in addition to some of the supply chain issues that everyone's been having over the past year as well.

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So in our development agreement, we have two critical deadlines in there. One is December 31 of 2022, the project is supposed to be completed. And the other deadline is to achieve a minimum assessed value of \$8.1 million by January 1 2023. The property owner anticipates completion in April of 2023. Obviously, if you walk down the street, you'll see he's been working in good faith to get this project done. But he just needs a little bit more time to kind of offset some of those delays we talked about.

So what we're asking for is a six month extension to the completion date. So instead of December 31, it would be June of 2023. And then also the assessed value since that is assessed--the assessments are calculated as of January 1, we're looking for a 12 month extension on that to January 1 of 2024.

Aldersperson Kristin Alfheim (District 11) 02:59

Questions? If I remember from our discussion there was there really is no cost to the city for doing this. It's just common sense to make sure they can complete and they're doing everything in their power to make that happen.

Matt Rehbein (Economic Development Specialist) 03:10

That is correct. They don't they don't receive any sort of TIF support until meeting those deadlines and meeting achieving those values. So it just pushes that out another year before they'll start receiving any sort of TIF increment.

Aldersperson Kristin Alfheim (District 11) 03:23

Any other follow-up, anybody? Hearing none, we'll take a vote all those in--

Attorney Christopher Behrens 03:29

Motion and a second.

Aldersperson Vaya Jones (District 10) 03:30

Motion to approve.

Aldersperson Maiyoua Thao (District 7) 03:31

Second.

Aldersperson Kristin Alfheim (District 11) 03:32

Outstanding. Hearing we have a motion and a second, we shall vote. All those in favor signify by saying aye. Aye. That carries three zero.

Aldersperson Kristin Alfheim (District 11) 03:42

Information items? We're good to go. Hearing that, number seven.

Aldersperson Vaya Jones (District 10) 03:45

Move to adjourn.

Aldersperson Maiyoua Thao (District 7) 03:46

Second.

Aldersperson Kristin Alfheim (District 11) 03:47

All those in favor signify by saying aye. Aye. Thank you very much. Meeting closed.