

A worksession meeting of the Coon Rapids City Council was called to order by Mayor Howe at 6:30 p.m.

Members Present: Mayor Tim Howe, Councilmembers Denise Klint, Ron Manning, Paul Johnson, Jerry Koch, Bruce Sanders

Staff Present: Community Development Director Marc Nevinski, Chief Building Official Greg Brady, Community Development Specialist Matt Brown.

1. CONSIDER COLLABORATION WITH ACRRA TO MARKET RIVERDALE STATION PARCEL

Mr. Nevinski and consultant Mark Ruff from Ehlers presented the staff report.

Councilmember Klint asked if income restrictions could apply to senior only housing. Mr. Ruff indicated that is possible.

Councilmember Sanders stated that he is not opposed to using TIF for a project at Riverdale Station if it is needed to fill a financing gap and meets the but-for test. Anoka County Commissioner Scott Schulte stated that Anoka County doesn't want TIF, but is amenable to a discounted sale if the City shares in the write-down.

Councilmember Klint asked if the City can stipulate what type of housing we want in an RFQ for the property. Mr. Nevinski stated that the City can do that.

Councilmember Wells prefers that affordable housing is in senior housing or 1-bedroom units and that the City already has enough large-unit affordable housing.

Mayor Howe asked what the process is for communicating what the City wants in the RFQ. Mr. Nevinski stated that tonight's discussion will be incorporated into the RFQ.

Councilmember Koch asked what the City could offer for infrastructure to enhance development potential at the site. Mr. Nevinski stated that the City can build trails and work with the owner of the adjacent shopping center to connect the site to the north.

Councilmember Sanders stated that it is important to create access through shopping center.

Councilmember Johnson stated that he supports market rate rental on the site and prefers smaller units.

Mayor Howe stated that he is okay with some affordable housing if we can get funds from the Metropolitan Council.

Councilmember Sanders stated that affordable units can fit into larger housing projects nicely and can make them work financially.

Councilmember Klint stated that she is okay with some affordable units, but prefers a market rate component occur first.

Councilmember Manning stated that the City should ensure high quality appearance of buildings.

Mayor Howe stated that the consensus is that some affordable units are okay if they are needed to make a project work financially.

Councilmember Koch stated that he feels that taller buildings would be okay on the site.

Councilmember Klint stated that she wouldn't want a 10 story building, but 4 or 5 stories would be okay.

Mayor Howe stated that if Anoka County's preferred developer wants taller buildings, they should report back to the City Council if the proposal is over 3 or 4 stories.

2. PROPOSED ORDINANCE FOR COMPLETION OF EXTERIOR WORK

Mr. Brady presented the staff report.

Councilmember Koch stated that he likes the idea of a deadline for completing work, but wants the City to help people complete work on time.

Councilmember Wells stated that he wants to have some teeth to this because people will complain.

Councilmember Klint stated that if people know up front that they need to have exterior done, it will be okay. She also wants to have a process for extending for legitimate reason.

Councilmember Sanders stated that he feels that the deadline is a good idea.

Mayor Howe said he likes the idea, but wants to be sure that people know up front.

3. FOLEY BOULEVARD STATION AREA PLAN

Staff reviewed the draft plan and discussed the next steps. The Council agreed with the plan's recommendations and wished to move forward with adoption.

Mayor Howe adjourned the meeting at 9:30 p.m.

Respectfully submitted,
Matt Brown, Community Development Specialist