

CITY OF BURNSVILLE

Governance Meeting
September 27, 2005

The City Council of the City of Burnsville met in a governance session at the Burnsville City Hall, 100 Civic Center Parkway, Burnsville, Minnesota the 27th day of September 2005.

The meeting was called to order by Mayor Kautz at 7:00 p.m.

The Pledge of Allegiance was preceded by a moment of silence.

Present: Crichton, Daly, Kautz, and Workman

Absent: Gustafson

1. Additions to the Final Agenda.

There were no additions to the final agenda.

2. Viability of Aging Retail Strip Centers – Dialogue

Tammy Omdal, Deputy City Manager/CFO gave a brief background and referenced the policy questions including a brief summary for Council discussion.

The Council discussed the following items:

- Does the Council want a policy regarding aging retail redevelopment strategies?
 - Use of tools
 - Treatment of area on County Rd. 42 will be different from neighborhood centers
 - Situations for each center are different
 - Policy of cooperation with retail centers that have a need
 - Need a policy establishing criteria in place to be proactive when blighted centers need help
 - Policy would be used on a case by case basis
 - Possibly a policy to include other aging properties (i.e. office buildings, gas stations, apartments)
 - Strip Centers importance to the vitality of a neighborhood/community
 - Policy would assist staff in responding to inquiries or what the City could do to help
 - Uses and changes in uses in retail strip centers
 - Tools are not in place for retail though available

Council reviewed the policy questions:

- Financial Tools – what is the City willing to use?
 - TIF on a case by case – yes
 - Tax abatement on case by case – yes
 - Bond capacity – no
 - Tax Increment District – no but Council requested more information and will look at it
 - Waving development fees – no
 - Waving permit fees – no
 - Waving assessment fees – no
 - Assessing of development fees – yes, Council requested more information
- Eminent Domain – will the Council consider eminent domain?
 - Use judiciously
 - Do not include in policy – keep silent

2. Viability of Aging Retail Strip Centers – Dialogue (Continued from Page 1)

- Land/Lease Acquisition – Do we want to be proactive or reactive?
 - Not necessarily proactive but able to offer guidance
 - Acquisition of lease or property – yes, case by case basis
 - Proactively contact owners – no
 - Proactively contact potential developers – yes
 - Only for sharing information but not marketing
- Specific Land Uses – Are we seeking specific land use?
 - Redevelopment of existing center to mixed use project that would increase density – yes, case by case
 - Redevelopment into mixed use with rental property and/or condo and townhomes – no rental; yes, home ownership
 - Redevelopment to make improvements if intensity or use will not substantially change and improve property value – yes, case by case
 - Redevelopment of the property if the land use will remain unchanged – yes, case by case
- Burnsville Satellite Locations – Do we treat them different from neighborhood centers? – yes
 - Are they viewed the same as neighborhood centers? – no
 - Provide more assistance or preference to neighborhood centers vs. Burnsville Center satellites –yes, focus on neighborhood centers
- Other
 - Provide relief from compliance with ordinances to aide in the redevelopment – yes, case by case “Similar to aging industrial”

Staff will bring this item back to the January Governance meeting. Council was supportive of having the Economic Growth Committee review the draft policy.

3. Adjournment.

Motion by Workman, seconded by Daly to adjourn the meeting at 8:18 p.m. Ayes – Crichton, Daly, Kautz, and Workman. Nays - None. Absent – Gustafson. Motion carried.

Susan P. Olesen, City Clerk

Approved by the City Council of the City of Burnsville this 3rd day of October 2005.

Elizabeth B. Kautz, Mayor