

CITY OF BURNSVILLE
Governance Meeting
April 24, 2007

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 24th day of April, 2007.

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, Gustafson, Kautz, Kealey, and Workman
Absent: None

1. Additions to the Final Agenda.

It was moved by Crichton, seconded by Kealey, to add the Freedom to Breathe Act to the Final Agenda. Ayes: Crichton, Gustafson, Kautz, Kealey, and Workman. Nays: None. Motion carried.

2. Land Assembly – Environmental Scan.

Skip Nienhaus, Economic Development Coordinator, presented a white paper on the concept of Land Acquisition and Assembly for Economic Development: “Is land assembly through City Acquisition and consolidation an acceptable economic development tool?”

- Background
 - Currently the City is 97% developed
 - Only 460 acres of vacant land
 - Of that 460 acres, 417 may be suitable for development
 - 94 acres is zoned commercial
 - 127 acres is zoned industrial
- Land Consolidation History - Heart of the City
 - The Economic Development Authority (EDA) assembled land to facilitate development.
 - June 2001 – EDA adopted the Heart of the City Development Implementation Strategies that provided for “consideration of acquiring key pieces of property.”
 - Tax Increment Finance (TIF) funds were used to acquire property
- Land Consolidation History - Southcross Redevelopment Area
 - EDA acquired and assembled land
 - TIF funds provided the revenue to purchase
 - Brochures and marketing campaigns were produced to market the properties for “head of household jobs.”
 - Prior to City involvement, the land was less desirable because of soil conditions
- Burnsville Medical Alliance
 - Council approved strategic plan includes a focus on real estate offerings for companies
 - Some builder owners have designated buildings for medical office
 - No land or building owners have a similar designation for medical technology
 - MRQ Concept Plan includes a “medical technology campus” – no guarantees
 - Private owners have the right to develop land based on current zoning
 - Medical Technology Campus Offers:
 - City owned land could be marketed for medical purposes
 - Opportunity for financial assistance:
 - State Bonding Bill
 - Outside financing assistance
 - Grants

2. Land Assembly – Environmental Scan (continued).

- Burnsville for the 21st Century
 - Committee – development in lucrative fields such as; medical devices, biotechnology, nanotechnology, related suppliers
 - Proposed strategies
 - Be a world leader in bio/nano/medical device/high tech
 - Enhance the BMA with funding & business incentives
 - Redevelop smaller, older commercial areas with innovative uses
- Other Possible Situations:
 - Dilapidated Commercial/Residential
 - HOC 1 and HOC 2
 - Aging Strip Centers
 - Redevelopment Initiatives
- Other Cities/Jurisdictions
 - Arden Hills – Negotiating to purchase 585 acres from the Federal Government Services Administration. No policy.
 - Coon Rapids – Acquiring property in a redevelopment area. No policy.
 - Eagan – Very little acquisition, only with specific redevelopment plan in place (Cedarvale). No policy.
 - New Brighton – Assembled 95 acres in their Northwest Quadrant project. No policy.
 - St. Louis Park – No policy, but pay fair market value when acquiring property
 - Rosemount – Rosemount Port Authority has acquired commercial and residential land in their downtown redevelopment area. No policy.
 - Dakota County CDA – Has a formal policy. Also recommends:
 - Acquire property with vacant buildings
 - Demolish buildings as soon as possible
 - Get appraisals for all purchases
 - Allow for costs such a mowing and snow removal
- Potential Gains
 - With policy EDA could purchase property when available
 - City decides what type of redevelopment meets goals. The city decides what is built on property it owns rather than a property owner selling/developing “whatever fits the zoning.”
 - The city could concentrate on developing property for “head of household” high tech positions
- Potential Obstacles:
 - Funding sources
 - Economic Development Authority Levy
 - Inter Fund Loans
 - Grants
 - Reinvestment of EDA Land Sales
 - Public Perception
 - Price Inflation
- Possible Policy Questions:
 - When would the Council want to consider purchasing land?
 - What should be the guidelines as to what would constitute desirable land to begin negotiations?
 - Does the Council want the focus to be on considering only business or industrial property?
 - What should be the policy once land is purchased?
 - What should be the policy regarding “remarketing” the land?
 - What funding sources would Council consider utilizing?

Expert Testimony is scheduled for the May Governance meeting and Public Comment is scheduled for the June Governance meeting. Council dialogue and policy decision is scheduled for the July Governance meeting.

3. Freedom to Breathe Act 2007.

Craig Ebeling, City Manager, reported that an amendment has been added to the Freedom to Breathe Act legislation currently in the House that would create a new mandate by allowing smoking licenses to be issued to approved bars by a city.

Council discussed increased city staff time required for new licensing and likelihood of a majority of liquor license holders to apply.

Motion by Workman, seconded by Gustafson to adopt the following resolution supporting the legislation without the local government opt-out amendment, which will become part of the official records:

RESOLUTION NO. 07-5536

A RESOLUTION SUPPORTING LEGISLATION TO IMPROSE A STATEWIDE
SMOKING BAN – THE FREEDOM TO BREATHE ACT 2007

Poll of Votes: Ayes – Crichton, Gustafson, Kautz, Kealey, and Workman. Nays - None. Motion carried.

4. Adjournment.

Motion by Crichton, seconded by Workman to adjourn the meeting at 7:27 p.m. Ayes – Crichton, Gustafson, Kautz, Kealey, and Workman. Nays - None. Motion carried.

Macheal Brooks, Deputy City Clerk

Approved by the City Council of the City of Burnsville this 7th day of May, 2007.

Elizabeth B. Kautz, Mayor