

**COUNCIL CHAMBERS
1670 STIEGER LAKE LANE
VICTORIA, MINNESOTA**

MINUTES

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CALL TO ORDER/PLEDGE OF ALLEGIANCE

Mayor Funk called the Special City Council meeting to order at 5:00 p.m. and led the Pledge of Allegiance.

Roll Call:

Members Present: Mayor Tom Funk; Council members Judy Black, Tom Gregory, Deb McMillan, and Tom Vogt.

Absent: None

Staff Present: City Manager Dana Hardie, Community Development Director Pat Smith, City Clerk Cindy Patnode and City Attorney Bob Vose (arrived at 5:20 p.m.)

Others Present: Development Team representatives Dean Dovolis, Michael Margulies, Greg Anderson and Ella Carlson.

There were two people in attendance.

13.5 ACRE DEVELOPMENT PROJECT

The purpose of this meeting is to provide direction to staff from the Council to negotiate a contract for a Development Agreement prior to submitting the Livable Communities Demonstration Account (LCDA) Grant for the 13.5-acre development.

The Development Team expressed their interest in working with staff to produce a Development Agreement for this concept of a downtown area and believes that it would be eligible for the grant due to its uniqueness. City Manager Hardie stated that the role of staff and Council is to make this a win/win endeavor. The financial proposals that the Development Team presented to staff are not as originally discussed nor the typical agreement and staff needs input from the Council before advancing further.

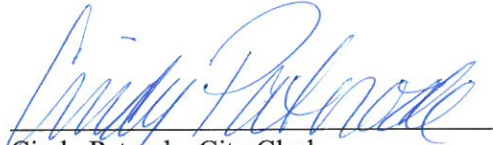
Summary of Council discussion: Council discussed the role of the Development Team; lack of information from the Development Team regarding total buildout costs; design standards and grading plans; phasing the project; financial issues; possibly premature in submitting for this grant year; importance of walkability to current downtown area; infrastructure costs; how to achieve housing affordability; experience and track record of the Development Team; Victoria being a desirable location for developing; duty to protect the city and to make an informed decision; strive for a transportation component; desire on moving forward to completion.

Council direction was for staff to move forward with due diligence to help with preparation of a draft development agreement and to work with the Development Team to execute a Memo of Understanding (MOU) for preparation of the LCDA grant application to be submitted by the July 1 deadline; work with Carver County Community Development Agency (CDA) on the affordability portion; return to Council with a recommendation that is favorable for the city.


ADJOURN

On a motion by Funk, seconded by McMillan, to adjourn at 6:22 p.m.
Motion carried unanimously.

ATTEST:



Cindy Patnode, City Clerk



Thomas C. Funk, Mayor