

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

**MINUTES**

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**CALL TO ORDER**

Pursuant to due call and posted notice thereof, the City Council Special Session of the Victoria City Council was called to order at 5:30 p.m. by Mayor Funk to discuss the city owned 13.5-acre parcel.

**Roll Call:**

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

Absent: None

Staff Present: City Manager Dana Hardie, Community Development Director Pat Smith, City Clerk Cindy Patnode.

Others Present: DJR Architect Dean Dovolis, CEO of Ron Clark Construction & Design Mark Waldo, Kraus-Anderson Development Company representatives Tim Marco and Mark McLane.

**CITY OWNED 13.5 ACRES**

City Manager Hardie stated that the intent of this meeting was to bring forward a Development Agreement but the attorneys, staff, and developers are still working toward a workable agreement and it is not ready for approval this evening. The concept and vision that has been completed is very beneficial and positive and is good for staff to recruit. The transition space is receiving good feedback. There is sufficient work completed for Mr. Dovolis to submit the Livable Communities Demonstration Account (LCDA) grant application by the due date of August 8<sup>th</sup>. It was noted that Mr. Dovolis didn't think it would weaken the chances of the grant approval since there has been significant work put into the application. This is a competitive grant with seven million available and 17 million being requested. Council weighed the options of delaying the application until next year and moving forward without the grant. Staff noted that LCDA is not reimbursable and infrastructure costs (roads, stormwater, sewer, water, etc.) may be too great to move forward without the grant.

Mike Waldo, CEO of Ron Clark Construction agrees work is still needed and if the application goes forward and scores higher than others, it's still a good project. Mr. Waldo stated they would construct the building with the ability to convert to either retail or residential based on the market. Rooftops are needed to drive the retail market.


Kraus Anderson representatives Mark McLane and Tim Marco voiced their interest level for the market rate apartment building in the concept plan. Their vision is a five-story building with 125 units and convertible retail space. It's connectivity with downtown is highly desirable providing for entertainment within walking distance. The LCDA grant is important for their project and are working alongside Ron Clark for the phasing perspective and would like to see the plan executed. They reiterated that rooftops drive the market and Victoria is not there yet and it's a waiting game to figure out how Victoria will grow.

Council discussed shared office space; had consensus to obtain input from residents regarding commercial uses in the area; will know if awarded the grant in October and inquired if the firms would be ready in 2020. The developers noted that horizontal infrastructure needs to be done prior to their improvements but would love to move that quickly.

**ADJOURNMENT**

On a motion by Vogt, seconded by Black, to adjourn at 6:19 p.m.  
Motion carried unanimously.

**ATTEST:**

  
Cindy Patnode, City Clerk

  
Thomas C. Funk, Mayor