

**MAY 14, 2018, PROPERTY COMMITTEE MEETING MINUTES**

Members present: M. Hraban, B. Morgan, M. Platteter. Others present: A. Christianson 1 and 2, K. Gorsegner, D. Parker.

**Call to Order:**

Chairman Hraban called the meeting to order after which the group drove to the main lift station area at the south end of E. 3<sup>rd</sup> St. S.

At this location there was discussion of opportunities and limitations to developing a portion of the site as residential subdivision. Some of these may be as follows:

Opportunities

- This project could provide a handful of riverfront or almost riverfront lots on which to construct new homes. Riverfront lots are currently non-existent such that these could command good prices.
- Nearby property owners have complained about the appearance of this area for decades, even though it existed before of a majority of them built nearby. In any case cleaning it up would please many.

Limitations

- The south edge of the property is identified flood plain, such that it is unbuildable. Maybe it could be developed as yard or, perhaps, better, as shared public space.
- The area is crisscrossed by significant utility mains. Roads and lots would need to be arranged to maintain public access to maintain these, which is likely to significantly limit layout options.

**Rodents:**

It was reported that Orkin toured this same area the previous week and documented a rat infestation at the old animal shelter. It will be a good idea to act on this immediately as neighbors will not be happy if the rats migrate onto their property. Motion was made by Platteter, seconded Morgan and carried by voice vote to recommend to the Council that it approve proceeding with initial treatment at a cost of \$387.

**Change Order:**

If all or part of the above-mentioned area is to be converted to a subdivision over time it will be a good idea to install a section of water main in E. 3<sup>rd</sup> St. S. to get it out from under the roadway currently being rebuilt so that new road will not have to be dug into. The Committee recommends that the Council take action to approve a Change Order with Mc Cabe Const., estimated at \$6,675, to accomplish this.

On the return to City Hall the group drove down a couple City streets that are under construction.

**Listings:**

Mr. Hraban expressed interest in listing some or all of the following with a real estate firms that specializes in selling larger properties of this sort.

- Former Weather Shield Visions plant at 1506 Barnett Rd.
- Former Armory along Summit Ave.
- Gates Avenue plant.

[While this might be fine with the Armory, U.S. Dept. of Commerce grant assistance was previously used to rehabilitate both the former Visions and Gates Avenue plants. If we were to sell these we would be required to repay these grants. I am guessing grant amount to be repaid would exceed sale proceeds. As such our best bet is probably to keep them in good shape and try to rent them. Maybe the realtor could offer them for rent.]

Regardless, the Committee is interested in seeing plumbing repairs and painting done at the Armory to improve its curb appeal.

**Tree Removal:**

It was noted that a tree in the Memorial Park Road, just west of the main entrance appears to have died. It was suggested it be removed before it creates a hazard. This will be referred to Park Board.

**Tanks:**

It was reported that there are a couple propane tanks sitting outside the former WS Visions plant at 1506 Barnett Rd., which may have been used by Wal-Mart Hayward, which was the most recent tenant. Adm. Christianson stated that he recently received a call from Xcel seeking information about a couple of propane tanks sitting by its lease space adjacent to the DNR Service Center. Nobody seems to know whose those are either.

**Old Bakery Green Space:**

It was reported that an individual who has weeded the downtown green space on the old bakery site feels the mulch can no longer just be added to so will, at the least, need to be dug out, new fabric placed and new mulch added. That individual has suggested, however, that a better solution may be to plant it to grass to reduce the need for weeding, although it will enlarge the area to be mowed. It is the Committee's recommendation to "make it green".