

MINUTES OF THE JUNE 19, 2023, COMMUNITY DEVELOPMENT COMMITTEE MEETING

5:15 p.m. Council Chamber. Members present: A. Christianson Sr., N. Johnson., Dr. S. Weiss. Others present: Adm. Christianson, Atty. Kenyon, M. Reynolds.

Call to Order:

Chair A. Christianson Sr. called the meeting to order.

Worden Ave. Property

Attention was called to the former Finish Line tavern and Flambeauland Laundromat sites along Worden Ave. The Chair suggested that, perhaps, the City should seek redevelopment proposals for this property that could involve transferring ownership at little or no cost to any party willing to commit to constructing new housing on it [within three years after which time title would revert to the City]. It was further suggested by Mr. Reynolds that the ground level be commercial space, if at all possible, with housing on a second floor. Motion was made by Johnson, seconded by Weiss and carried by voice vote to recommend that the Council authorize issuance of a Request for Proposals for redevelopment of this property.

South Side Park:

Chair Christianson explained reasons he feels some "outside looking in" ideas might be useful in regard to relocation and reconstruction of the South Side Playground to include handicap accessible features. While the layout suggested by City staff seems perfectly workable, Chair Christianson has sought Proposals from engineering firms in hopes one of them can identify features we have not thought of in house to add a "wow factor".

One of these firms did note that the City twice used federal LAWCON monies on two park projects and the local school district once used the same funds to do a "school recreation area" project all of which the applicants were expected to maintain into perpetuity, which could complicate planning. He will try to work with the firm which brought this up to identify exactly what these projects were. It is his sense that, owing to the timing (1975) it was for initial development of the athletic fields at the current LMS/LHS.

Infill Lots:

There was discussion of benefits of using infill lots to create additional workforce housing. These are typically lots where there were once houses, which have since been removed for various reasons. The City would gain tax base from new houses on these sites, while not having to rebuild streets even if new utility laterals are needed. Many are reluctant to construct new houses near older ones for fear they won't have good resale value. There are some very nicely kept older areas, however, E. 10th St. S. (Fritz to Lindoo) being mentioned as an example. Writing down the cost of such lots to encourage reuse of them was mentioned as a possible strategy to help meet workforce housing needs. This approach was used successfully here as far back as the 1980s.

Property Redevelopment:

There was a wide-ranging discussion of property redevelopment of all kinds. Of opportunities and of limitations.

Tour:

Except for Atty. Kenyon, others present traveled to Barnett Rd. to view a residential property the City owns there and what might be suggested to rent it out or, potentially, move it. There seemed to be concurrence that the following should all be done:

*Remove all non-load bearing walls and sheetrock in the basement, the latter which appears moldy. This will help provide needed air circulation.

*Remove and cap off piping to wood furnace in basement.

*Save two car free standing garage, but remove the various low-quality sheds attached to it.

Adjourn:

The meeting adjourned at the tour site shortly after 7 p.m.