



CITY OF BAYPORT

294 NORTH 3RD STREET
BAYPORT, MN 55003

CITY COUNCIL WORKSHOP
City Hall - Council Chambers
April 6, 2015
5:00 p.m.

***** Please note: There will be no public comment taken at the workshop. *****

CALL TO ORDER

**DISCUSS POTENTIAL OPPORTUNITIES FOR ECONOMIC DEVELOPMENT PROJECTS
IN 2015**

ADJOURN



CITY OF BAYPORT
294 NORTH THIRD STREET
BAYPORT, MINNESOTA 55003
PHONE 651-275-4404 FAX 651-275-4411

DATE: March 31, 2015
TO: Mayor and City Council
FROM: Logan Martin, City Administrator
Sara Taylor, Assistant City Administrator/Planner
RE: Discuss potential economic development projects for 2015

BACKGROUND

Recently, staff has been investigating potential economic development projects that could be funded with a portion of the City's tax increment finance (TIF) funds. TIF District No. 1, established in 1990 to support a redevelopment project at Andersen Corporation, has excess funds available that must be utilized prior to the decertification (stoppage) of the district in December 2016. Because this was classified as a "redevelopment district", excess funds can be expended for other redevelopment / economic development projects within the City, in accordance with TIF law. Staff is currently working with our financial and legal team to fully ascertain the amount of available funds, and a verbal update will be provided at the workshop.

The opportunity to redevelop the vacant and blighted properties at 169 3rd St. N (vacuum store and parking lot) has been discussed and pursued previously by the City. As recently as 2012, City staff made an offer to acquire the entire property (including the Greystone Bar), which was rejected by the property owner. Since that time, circumstances in the area have changed that staff believes may support another attempt at acquiring the property. Brad Smith, owner of Woody's Bar, has acquired the Greystone Bar and is considering options to repurpose that space for his current business. As such, the bar is not for sale and the remaining remnant of property could be acquired at a reduced rate than what was previously considered.

Redevelopment concept for Highway 95 business corridor

In order to facilitate discussion and create a possible redevelopment/concept plan for this area, staff recently obtained a land survey of the subject property. Landscape Architect Larry Wacker and his team from Loucks Associates used the survey information to develop two conceptual redevelopment plans for a municipal parking lot, which are attached and will be discussed at the workshop.

To create a more aesthetically appealing area and maximize off-street parking, both plans assume the vacant building would be demolished and combined with the existing parking lot. Both concepts include one-way circulation and provide the opportunity to install additional parking stalls on the south side of the proposed lot with a shared drive aisle. Two benches, safety lighting fixtures, and a City sign/information kiosk are also included on both concepts, along with significant landscaping to provide shade, buffer, and opportunities for storm water infiltration/management.

The primary differences in the two designs are as follows:

Concept A

- Provides 20 parking stalls - 15 stalls are set at a 60 degree angle and 5 are parallel stalls.
- A landscaped island covers 2 spaces near the center of the lot.

Concept B

- Provides 21 parking stalls - All stalls are set at a 90 degree angle.
- A continuous landscaped island covers the center of the lot.

At this early design phase, the scope of improvements and the material quantities are very similar, so the preliminary cost estimate is comparable for both concepts. While much analysis and investigation is still needed, Loucks Associates estimates the demolition, site grading, and new parking lot work to cost approximately \$150,000. Additional engineering will be required to determine a final design and layout for the lot. Plantings (rain gardens) in the island areas would likely be used for a majority of the storm water management, but it may be necessary to install a catch basin, which would increase costs.

If the City Council would like to proceed with the analysis of this project, next steps would include solidifying the status of available funds, pursuing an offer to purchase the property, followed by developing construction plans and soliciting bids to complete the improvements. Work could commence in the next few months, with project completion this fall.

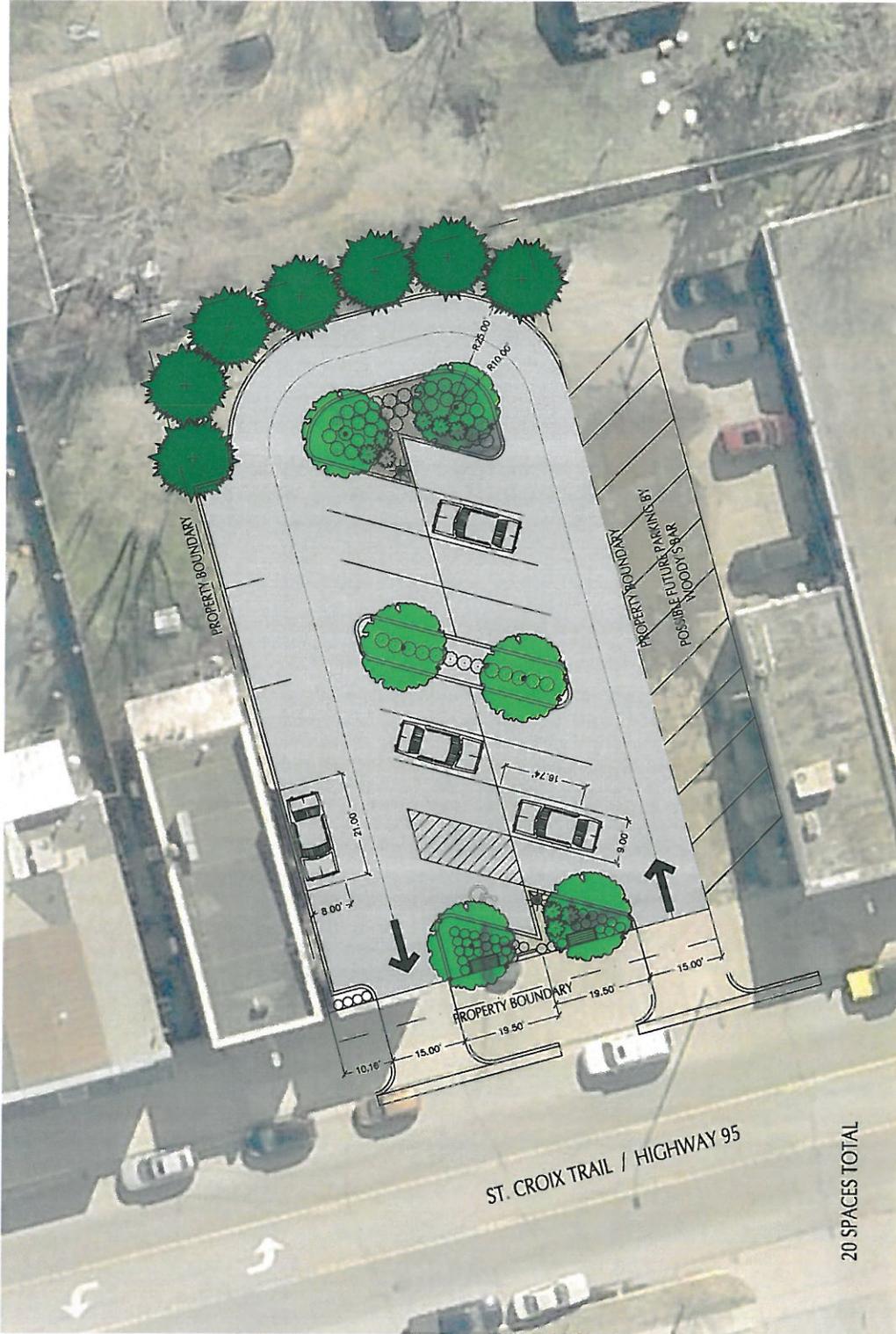
RECOMMENDATION

Staff recommends the City Council consider the redevelopment concepts and provide input on whether to proceed with a potential economic development project.

Attachments

Concept Plans for Potential Parking Area

CONCEPT A

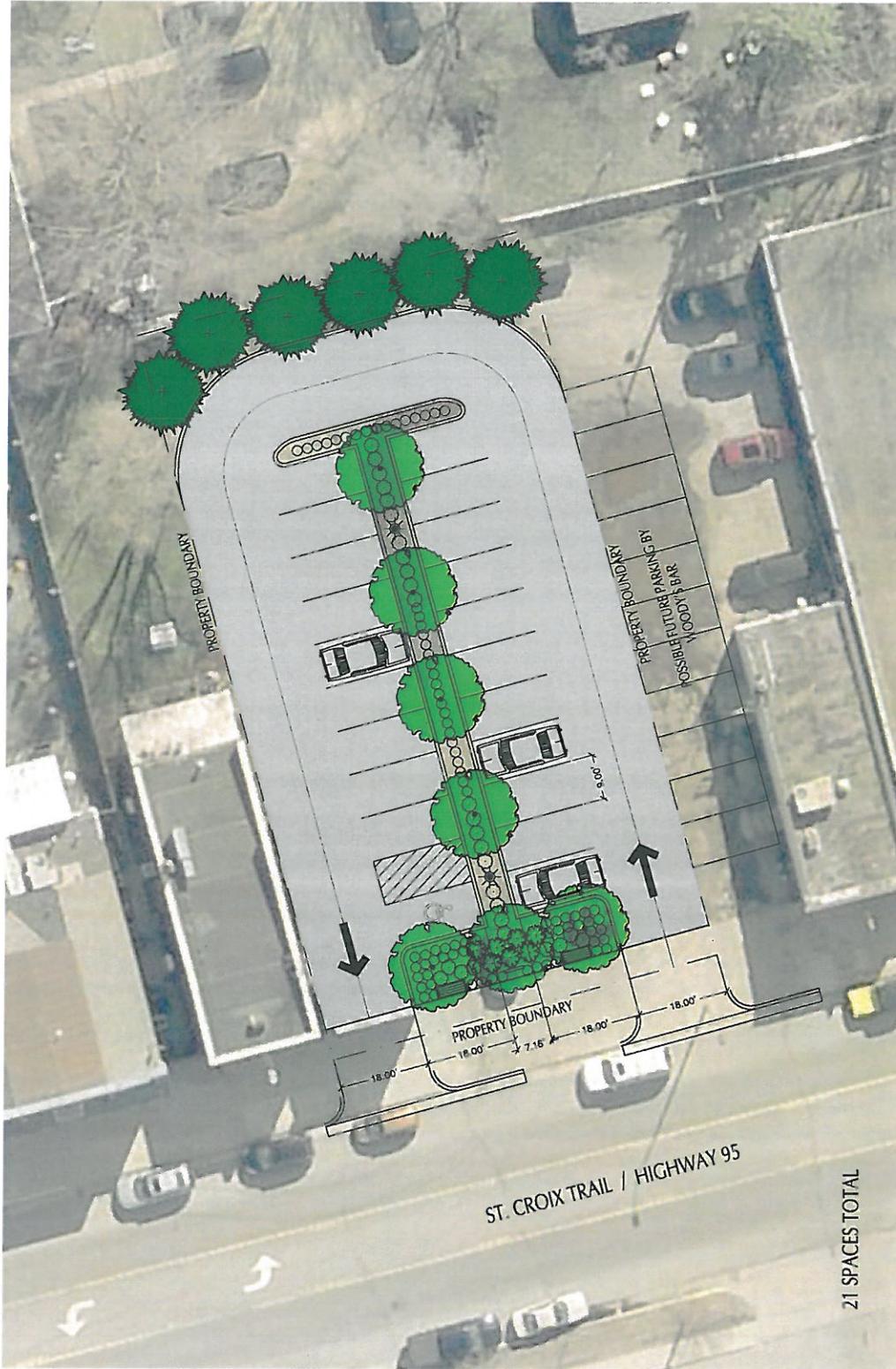


20 SPACES TOTAL

BAYPORT MUNICIPAL PARKING

MARCH 30, 2015

CONCEPT B



21 SPACES TOTAL

BAYPORT MUNICIPAL PARKING

MARCH 30, 2015