City of ROSEVILLE Minnesota, USA

Minutes
Roseville Economic Development Authority (REDA)
City Council Chambers, 2660 Civic Center Drive
Tuesday, July 18, 2017 – 6:00 p.m.

1. **Roll Call**

President Dan Roe called to order the regular meeting of the Roseville Economic Development Authority (REDA) in and for the City of Roseville at approximately 6:00 p.m. Voting and Seating Order: McGehee, Willmus, Laliberte, Etten and Roe.

Present: President Dan Roe and Commissioners Tammy McGehee and Jason Etten

Absent: Commissioners Robert Willmus (conflict) and Lisa Laliberte (ill)

Others Present: Executive Director Patrick Trudgeon, Community Development Director Kari Collins, and Housing & Economic Development Program Manager Jeanne Kelsey, City Planner Thomas Paschke and Senior Planner Bryan Lloyd

2. **Pledge of Allegiance**

3. **Approve Agenda**

McGehee moved, Etten seconded, approval of the REDA agenda as presented.

Ayes: 3
Nays: 0
Motion carried.

4. **Public Comment**

5. **Items Removed from Consent Agenda**

6. **Business Items (Action Items)**

a. **Receive Presentation from the League of Women Voters (LWV) – Roseville Area**

Mayor Roe welcomed LWV represent Bonnie Koch, Roseville resident and co-chair of LWV Affordable Housing Study.

Ms. Koch reviewed the LWV's objectives in commissioning this area affordable housing study and Roseville specifics in conjunction with its current comprehensive plan update process and priorities as they addressed the LWV's positions as outlined and recommendations outside the study findings.

As part of those findings outside the study, Ms. Koch addressed some of the issues that had come up at the June REDA meeting with Sands Companies and their development proposal and neighbor concerns and comments provided at that meeting. Ms. Koch acknowledged that those comments and concerns were similar to expressions any time an affordable housing project is proposed and common affordable housing opposition points. As would become evident in tonight's presentation and LWV suggestions, Ms. Koch encouraged the city to continue planning ahead and being proactive in pursuing HDR housing in Roseville.

Ms. Koch introduced another member of the LWV to provide her personal history as the daughter of a former City of Roseville Mayor during development of the Coventry Apartment complex in the community as just one example of ongoing opposition points and frequent misconceptions.

Executive Director Trudgeon thanked the LWV for the report; and clarified that current city code included a crime free addendum as referenced in Chapter 511 (Repeat Nuisance Ordinance) and current exemptions and similar language in the crime free ordinance. While the intent was there, Mr. Trudgeon opined that based upon his initial review, there may be further language refinement and amendments needed to bring any discrepancies into sync. Mr. Trudgeon asked Ms. Koch where the information regarding an "obligation to evict criminals" had come from; with Ms. Koch responding that it had been included in the student report.

President Roe advised that he had also reviewed city ordinance in response to the LWV report, stating that related to crime free housing provisions, he found no specific reference if someone was accused, but not convicted, of a crime that it counted. President Roe noted that the city had worked extensively with the Minnesota Multi-Family Housing Association in development of the city's ordinance, since they served as a proponent of that type of lease provision; expressing his hope that they had reviewed their recommendations appropriately and legally. However, as noted by Executive Director Trudgeon, President Roe agreed that it was worth looking into further.

Specific to the previous proposal before the city from the Sands Companies, President Roe stated his consideration of including open house requirements for market-rate apartment buildings similar to that used for other developments and land use decisions. While there is not a requirement at this time from the City Council's policy perspective, President Roe opined that especially in instances where city assistance may be sought for the affordable housing component, it may be helpful to engage residents early on in the process before the application process went forward. When this open house process was initiated for land use issues, President Roe noted how it had reduced those expressing surprise at a project and clearly demonstrated the success of engaging the public early on. Therefore, President Roe directed staff to include the City Council's review of the potential in these other types of development and of engaging people in a positive way to influence decisionmaking going forward rather than the current opposition often based on misconceptions.

President Roe stated that one of the things the city could be most proud of was the success of its Neighborhood and Business Enhancement (NEP and BEP) programs; and expressed interest in pursuing similar pursuits as part of its multi-family loan program policy standpoint. President Roe noted that, upon initiation of the city's rental licensing program, the intent had been to use it to educate property owners and landlords, which had proven a challenge at that time. President Roe noted that an annual meeting requiring their attendance had been considered, but had proven logistically problematic. However, President Roe noted that there was a need to continue looking at multi-family licensed and unlicensed rental housing, including those registered smaller units as a key component as those approvals are put in place, even when challenging to do so.

Member McGehee spoke to issues of concern she had not only in Roseville, but also in the State of MN different than found in other states. With Section 8 housing in Minnesota, other states with rent-controlled units allowing a building to be remodeled or upgraded with rent-controlled units handled in the same way with no concern about displacement. While anticipating that would require state legislative initiatives to achieve, Member McGehee expressed her disappointment in the legislature not simply making a reasonable range of percentages alone in conjunction with requirements to add a certain number of rental units annually. Member McGehee opined that by simply having a requirement in place that a percentage of those units (e.g. 10%) were affordable, it would significantly increase affordable housing options for the State of Minnesota and Metropolitan Council goals for communities.

Member McGehee agreed with the LWV that when land is developed for multi-family use, it should include an affordable component rather than reverting to the 1930's or 1940's structure of "have" and "have not" segregated buildings and the funding options by the State not being part of the solution but only creating or further encouraging rent, ethnic, and other challenges and discrimination. Member McGehee expressed her disagreement with the Metropolitan Council's importance on density and agreed with many of the speakers at last night's City Council meeting, opining that there was no reason for anyone with less of an income not needing just as much green space, or their own home on a small piece of land rather than incorporated in to a high-density housing project. Member McGehee noted that often affordable units were needed for 1-2 people in addition to larger families.

Member McGehee expressed appreciation for the LWV report and initiating good discussion on affordable housing. Member McGehee opined that neither the State of Minnesota or the Metropolitan Council as quasi-governing bodies had all the answers, and expressed her appreciation for the opportunities available for the City of Roseville. As an example, Member McGehee suggested rather than the city purchasing potentially blighted properties for redevelopment into more expensive homes, it should consider financially assisting those existing homeowners in improving their property and keeping their own small homes intact.

Member McGehee expressed her interest in receiving more information on other communities and the percentages they put into their code for affordable housing. However, Member McGehee disagreed with some of the take-aways by the LWV related to the Sands Companies discussion and citizen comments more specific to MDR.

Member Etten thanked the LWV for their report and agreed with many of the findings. As noted by President Roe related to rental housing and other outreach efforts with owners, Member Etten asked if the LWV had examples from other cities in the study area or metropolitan area or elsewhere on actions taken by cities working with rental family owners and single-family rental homes. Member Etten noted existing inexpensive housing improvement loans by the city and Ramsey County and opportunities; but sought any other ideas the LWV could provide from other communities; with Ms. Koch duly noting that request. Member Etten agreed with the last point made by Member McGehee that there should be a percentage of affordable units included in any building, noting that the City of Minnetonka had made that a requirement of or component of public financing.

Ms. Koch clarified that the City of Minnetonka required that affordable housing units were included at the very beginning of their consideration of any potential city financing package.

Referencing the table included in the LWV report, President Roe sought clarification of the parenthetical numbers included below survey numbers.

With the study done last spring and subsequent updating of numbers as each city was surveyed early on as most cities were just beginning their comprehensive plan update processes, Ms. Koch noted that there were points of discrepancy as indicated between the numbers provided by cities and those of the Metropolitan Council with the Metropolitan Council since having adjusted their numbers.

Mayor Roe thanked the LWV speakers for bringing to mind the past Coventry project; and thanked them for their attendance and informative report.

b. Discuss Land Use, Housing and Density for the 2040 Comprehensive Plan
Community Development Director Kari Collins introduced this item and reintroduced Comprehensive Plan Consultant Erin Purdu with WSB

Ms. Purdu provided a brief update on future land use maps as detailed in her memorandum dated July 11, 2017 (Attachment A).

Residential Districts

Ms. Purdu noted that there were few revisions recommended for residential districts.

Member McGehee asked why trails were not included along with sidewalks in low residential areas.

Ms. Purdu noted that the intent was that they existed in all those areas and would continue as a goal; and offered to add trails to LDR language as well.

Mixed Use Districts

As identified on page one of the memorandum, Ms. Purdu noted a number of changes to old districts and recommendations for new districts. Ms. Purdu noted that it was found that the former districts didn't adequately address what was trying to be regulated. Based on discussions at the Planning Commission level, Ms. Purdu noted that some of the current categories allowed a number of uses not easily identified and new designations increased potential residential density considerations.

Ms. Purdu reviewed the proposed categories identified as MU-1 (Neighborhood Mixed Use) to replace the current Neighborhood Business designation; MU-2 (Community Mixed Use) to replace the former broad-ranging Community Mixed Use designation; MU-3 (Corridor Mixed Use) to replace the former Community Business designation; and MU-4 (Core Mixed Use) to replace the former Regional Business designation.

Ms. Purdu noted that the other changes to land use designations beyond strictly residential included a new E-1 (Employment) District to replace the former Office designation; E-2 (Employment Center) to replace the former Business Park designation. Ms. Purdu advised that the Industrial District remained basically unchanged with the exception of transportation considerations.

At the request of President Roe, Ms. Purdu clarified that the future land use map incorrectly designated the Twin Lakes Area and it should be MU-2 (Community Mixed Use).

Member McGehee asked that rationale in the larger overarching goal to change current designations to a completely new thing other than that residential was now considered everywhere; opining that there used to be clear delineation between business and residential but now was blurred everywhere.

Ms. Purdu responded that several considerations drove this concept. Ms. Purdu noted that some districts already allowed mixed uses but the language and titles didn't reflect that and therefore, needed to be retitled to address mixed uses and future land use discussions. Ms. Purdu advised that the Planning Commission had also looked in-depth at some Regional and Neighborhood Business mixed uses and indications were that there would be room for some residential in that mix; restated as allowing for residential use but not requiring it. Ms. Purdu opined that this served to increase the possibilities and make administration of those various designations clearer on the spectrum that will assist staff in rewriting and interpreting zoning districts.

Member McGehee asked then if the problem was apparently with a lack of clarity between Regional and Community Business designations, and that this proposed restructure served to clarify it.

Ms. Purdu noted that first, language was removed that talked about where customers came from as a basis in trying to distinguish businesses in those categories. Ms. Purdu stated that some small unique businesses may have a regional draw, but would not require parking and other infrastructure needs such as would be found at Rosedale Center. Therefore, Ms. Purdu noted that the list of uses in each district were flexible, but meant to show up on the spectrum without too much specificity to allow staff to write corresponding zoning requirements (e.g. parking, height restrictions, etc.) and leave those specifics up to the zoning code, since the comprehensive plan is intended to look at a broader range.

Comparing the 2030 and 2040 future land use maps, Member Etten noted that the intersection of County Road C and Snelling Avenue the 2040 map moved all parcels along that interior service road to the MU-2 designation while properties to the north and east remained MU-3 designation. Also, Member Etten asked for the rationale in the Har Mar Mall area and why it didn't move to MU-3, since based on his review of descriptions, it appeared to fit that designation as well.

President Roe noted that the upcoming discussion included the land use map and suggested retaining that question for that discussion.

Specific to designations, President Roe noted several districts had mandatory residential components. President Roe noted current Neighborhood Business nodes that usually had 1-2 properties in from intersections, and with a mandatory 40% to 75% mandatory residential use on those sites, it didn't leave much if any capacity for a commercial aspect (e.g. small hardware store). Therefore, President Roe asked if the city would be putting itself in a corner that doesn't work practically based on how those nodes are currently positioned in the city. President Roe also expressed concerns about those mandatory in the former CMU, now MU-2 designated areas.

Ms. Purdu noted that it would require making sure there was enough area at each node to incorporate residential with a mix of key commercial businesses at those corners. Ms. Purdu noted this concern, and advised that she would take another look to ensure enough area had been accommodated, perhaps involving expanding a node to find the right balance with the surrounding area.

If zoned single-family and guided as such, President Roe asked why it would be lumped in with mixed use; stating that it would be his tendency to lean more toward not requiring a minimum, and requiring more thought.

Member Etten agreed, noting that those areas on the map guided toward Mixed Use or Neighborhood Business may not include sufficient room for even a single housing unit, unless creating something wildly off from current use considerations. Member Etten stated that he would favor removing that requirement, at least in the former Neighborhood Business, now MU-2 designation.

President Roe suggested the question to be answered as to the rationale in suggesting this minimum requirement.

Ms. Purdu clarified that the proposed designations didn't differ that much from the former CMU designation and not much changed from the 2030 plan; with the overall CMU providing a master plan for how the entire area developed with mixed uses and overall intent that land area designated CMU had a residential component as a whole that was simply planned out ahead of time in chunks. Therefore, Ms. Purdu noted that the Planning Commission had previously lumped it all together with CMU as a plan for an entire block; with the 25% mixed use a holdover from the previous plan. Ms. Purdu advised that the consensus of staff and the Planning Commission was that it was working well and that residential should be included in the Twin Lakes and other areas as well.

President Roe noted that Ms. Purdu's explanation helped, but also noted the need to ensure that rationale is provided throughout the process.

Member McGehee stated that she was not in favor of mandatory uses, and while wanting some residential, if the city looked ahead at shopping patterns and how malls will undoubtedly reshape themselves, the city may want to have more residential uses in a particular area. Since the city infrequently acquired land itself to develop, Member McGehee suggested not including mandatory uses accordingly.

President Roe noted that development happened parcel by parcel; and it was worth conversation to consider whether a remaining parcel required a residential use if it hasn't yet happened in the remainder of the designated area.

Ms. Purdu noted the need for further review of forecasts and densities; with continued discussions required with CMU designation.

Employment Districts

As previously noted by Ms. Purdu, the E-1 (Employment) and E-2 (Employment Center) designations, formerly O (Office) and BP (Business Park) designations resulted from staff and Planning Commission discussions and their differences. Ms. Purdu stated that the intent was to scatter E-1 (small offices) as noted on the land use map; with the E-2 intended as a more comprehensive development for office or employment complexes.

Member McGehee asked how office towers are classified (e.g. near the library and on the other side of Highway 36).

Ms. Purdu advised that right now, they were classified in the current comprehensive plan as O (Office) and now would become E-1.

Revised Future Land Use Map

Ms. Purdu noted that the 2040 map remained relatively unchanged from the 2030 land use map, and reviewed several special study redevelopment areas needing further discussion, including the Har Mar Mall area, the commercial area at Lexington and Larpenteur Avenues, a few sites along the Rice Street corridor, and the Rosedale Center, with some ideas available for discussion.

In community engagement to-date, Ms. Purdu advised that the Har Mar Mall area, currently designated CMU and surrounded by single-family neighborhoods, had come up in every contact that this area needed "something," or some sort of re-imagining or intensification, especially in the current parking area. Also, Ms. Purdu noted requests for better connections from Snelling Avenue to other transit lines. Ms. Purdu suggested a more intense district may be inappropriate here, with uses currently shown in her memorandum.

Ms. Purdu suggested additional food for thought to reconsider specific ideas for the Har Mar Mall area as well as the Rosedale Center area and how they might redevelop in the future.

Member Etten noted the more intense uses to the west of Snelling Avenue and smaller parcels of land, and consideration of how much the city could guide a major redevelopment at County Road C and Snelling Avenue. However, by turning it into a redevelopment zone, along with the area along Highway 36, Member Etten suggested that it may result in proposals for potential chuncks rather than a broad and aggressive attempt, and attractiveness of restaurants facing those highways, allowing for something else to happen other than the current uses that appear successful at this time. Member Etten expressed interest in the rationale used to pick those potential redevelopment sites or designated for MU-3 (Lexington and Larpenteur Avenues with single-family uses on the north and east) and why the Har Mar Mall area was not also identified as MU-3 if considering definitions for major transit routes and transportation corridors.

Ms. Purdu stated her willingness to bring the Har Mar Mall area back to the Planning Commission for further consideration; noting that the rationale had been to make its designation the same as the mixed uses across the street.

With the SE corner of Roseville and west edge of McCarrons Lake in that triangle, Member Etten noted the recent gifting to the city of a parcel by the McCarrons family last year that needed updating as "city-owned" on the land use map, duly noted by Ms. Purdu. Member Etten also noted the need to update the former armory site.

Going forward, Member McGehee suggested that the Har Mar Mall area be designated for some sort of mixed use with residential maintained in order for it to be more useful in a general sense and for connecting foot traffic from surrounding neighborhoods and with the City of Falcon Heights. Member McGehee referenced former service businesses that were very helpful to residents in that area; and as connectivity is discussed, should be included as an important aspect for these nodes.

While such an exercise may prove helpful, President Roe noted that some locations between Fairview and Snelling Avenues north of County Road C had recently invested considerable money in some of those sites, and even with a 2040 view point, and asked that reconsideration be given as the process continues as to whether all of the parcels should fall into a project category.

President Roe also noted that this reiterated something that had come forward at last night's City Council discussion about sites that had been designated as HDR during the 2008-2009 comprehensive plan update process that may have actually been erroneously designated as such given the thousands of parcels in the community that were under consideration and the broader city-wide review. While some parcels may have been overlooked or erroneously designated during that 2008-2009 process in trying to bring parcels more in line with their future potential, President Roe noted that the process continued to evolve over time requiring more "fixes" along the way. To the extent possible to be conscious of their current and future land use guidance as well as some areas remaining unchanged for that future designation, President Roe noted that the key point heard was that if and when notable changes are proposed, it remains good to engage the neighborhood early on in the process.

Ms. Purdu duly noted these comments, stating that further Planning Commission discussion would ensue, including special study areas addressed and/or proposed on the future land use designation map.

Metropolitan Council Requirements
As detailed in the Attachment A, Ms. Purdu reviewed guidelines based on community designation and corresponding average density goals and affordable household forecasts from 2030 density ranges to proposed 2040 ranges and relationship to affordable housing requirements. Ms. Purdu noted that the City of Roseville's 2030 future land use plan met some of those expectations, but not all, and briefly reviewed the changes made to-date.

Forecasts
Ms. Purdu reviewed system statement calculations released by the Metropolitan Council in 2016.

Member McGehee opined that modifications made on this requirement were absurd and ridiculous; and proposed going back to the Metropolitan Council for their justification in those calculations.

President Roe noted the Metropolitan Council's requirements for the city to demonstrate that planned land use resulted in development that met their populations, household and employment forecasts.

Ms. Purdu offered to provide additional information to the REDA on the Metropolitan Council's process and rationale.

Community Designation
Ms. Purdu reviewed the city's updated designation as "urban" and future development goals of ten units per acre and the type of units guided by land use types and density ranges.

Member McGehee reviewed her personal calculations for current multi-family units in Roseville, opining that overall density for that land use type was actually 18.5 units per acre. Therefore, Member McGehee opined that left to its own devices, the City of Roseville had already accomplished a fair amount of work toward meeting that density range.

Ms. Purdu stated that this was not a surprise and remained consistent with additional information moving forward. Ms. Purdu noted that the City of Roseville now shared the same designation (urban) as the Cities of Golden Valley, Edina and Bloomington, placing it as a regional pivot point in the metropolitan area. However, to ensure that it met that urban community designation, as noted in Attachment A (bottom of page 2) and as mentioned by Member McGehee related to past development patterns, density ranges averaged much more than that as confirmed by staff, Planning Commission recommendations, and City Council review and approval when they received proposals, those proposals were usually presented with maximum density requests and typically remained at that density level.

Affordable Housing
With a total of 142 affordable housing units needed to meet the Metropolitan Council's allocation for the City of Roseville, Ms. Purdu advised that as the process continued, that policy discussion would come forward during the "Housing" chapter requirements to include residential as part of mixed use designations. However, if the REDA chose to remove that housing component from mixed uses, Ms. Purdu advised that it would change these calculations accordingly.

President Roe stated that he found Ms. Purdu's previous explanation helpful in understanding the rationale to include that housing component for mixed uses. Specific to the affordable housing requirement of the Metropolitan Council, President Roe clarified that those goals simply indicated that the city had the capacity to allow it to be built, not that it required to have it built by 2040, but to plan for that capability.

If housing requirements were removed for mixed use designated areas, Member Etten asked if the Metropolitan Council would count HDR minimum units.

Ms. Purdu responded that the city would be fine even if removing Community Mixed Use (CMU) housing components; as the Metropolitan Council was looking to the fact that the city had the available land and density to provide an opportunity for developers. Ms. Purdu advised that the problem was with the table of land use types on Attachment A (page 3).

At the request of Member McGehee, Ms. Purdu explained the density requirement and how it was integrally linked to affordable housing allocations. Ms. Purdu reviewed her theory of the Metropolitan Council's in calculating community development further out in the region versus smaller lot sizes and reasonable units that could be built, with different types of housing that could be considered affordable, including single family units on their own individual lots.

As an example, Member McGehee asked, if the city chose to develop a 3-4 acre site and populated it with mobile or mini homes perhaps at eight per acre, would they count toward affordable housing requirements.

Ms. Purdu responded affirmatively.

President Roe clarified that the Metropolitan Council counted the actual number of affordable units planning for a density so it could be affordable, with credit given no matter what the density, based on the planning approach and actual affordable units available.

Ms. Purdu concurred, noting that there would be no "affordable housing police" counting units in the community in 2039 to ensure the city's compliance.

Recess

President Roe recessed the meeting at approximately 7:38 p.m., and reconvened at approximately 7:47 p.m.

c. Discuss Economic Development Comprehensive Plan for the 2040 Comprehensive Plan

Mayor Roe welcomed and introduced WSB Comprehensive Plan Economic Development Consultant Jim Gromberg to guide the Economic Development component of the 2040 comprehensive plan and priorities adopted by the REDA in early 2016 as a starting point for tonight's discussion. Mr. Gromberg outlined the consultant's analysis to-date in his memorandum dated July 10, 2017 (Attachment A).

With that SWOT Analysis providing individual EDA member ambitions and goals, Mr. Gromberg noted that they were then broken down in to high, medium and low priorities with related timeframes, resulting in five consistent themes developed as objectives in moving toward those tasks, as detailed in the bench handout entitled, "Draft Roseville Economic Development Authority Strategic Plan Objectives."

At the conclusion of his review of strategic plan objectives, Mr. Gromberg sought additional feedback from the REDA on the plan of action detailed in the bench handout for those tasks and strategies before moving toward the next step in assigning actual steps and projected dates for their completion.

Member McGehee stated that she liked them and that they made sense. Specific to "shovel-ready sites," Member McGehee asked Mr. Gromberg for his interpretation of that.

From his economic development expertise perspective, Mr. Gromberg opined that the thought process was that a site would be ready to go if and when identified by a developer. Mr. Gromberg noted that this included preparation and completion of environmental, preliminary geo-technical and survey work, with an updated community profile available that provided prospective developers with available employment potential information. As an example, Mr. Gromberg noted that a site selector team for a data center sought a certain number of acres, they would focus on electricity and water sewer infrastructure in place or readily available and was not interested in hearing from a city any trepidation as to what was realistically available. Mr. Gromberg stated that a city needed to do its homework, identify a site and have background information readily available to immediately respond to questions, including possibly getting property owners together beforehand in preparation for such a potential opportunity.

President Roe suggested that meant that, whether the city owned or controlled a site, it understood the potential development area needed and what was available by having conversations with private owners well beforehand.

In actuality, Mr. Gromberg urged the city not to own property, unless perhaps through first right of refusal in preparation for when a site selector come in.

Next steps:
Mr. Gromberg asked that members get their feedback to him as soon as possible to proceed as it could be the driving force for the EDA and was such for the comprehensive plan itself. Mr. Gromberg suggested, upon completion and adoption, the strategic plan objectives become a regular set of objectives for review every 18—24 months by the REDA versus the more infrequent review of the comprehensive plan. Upon receipt of the feedback, Mr. Gromberg advised that he would adjust the objectives and tasks and draft an implementation plan, working with staff on timelines and responsible parties to accomplish those tasks for presentation to the REDA as a finalized economic development strategic plan.

7. Approve Consent Agenda

Executive Director Trudgeon reviewed the items on the consent agenda as detailed in the staff reports of today's date.

a. Receive EDA Second Quarter Report

As he'd discussed with staff, Member Etten noted the importance of the EDA's understanding of what these areas of staff involvement meant from an operational and practical standpoint. Member Etten spoke in support of the excellent work done by staff from day to day but the need to understand how those efforts fit with the goals and interests of the EDA and identified in SWOT exercises. Member Etten asked that staff expand on their efforts for future EDA meetings for the benefit of the body and the public; and not just in written form, but as a staff presentation in meeting the goal and the staff initiatives and work being done to achieve those goals (e.g. Small Business Series).

Executive Director Trudgeon duly noted that request, agreeing that those details were frequently glossed over.

President Roe agreed with the need to understand the "why" behind staff activities; and suggested a deeper dive into several topics at each meeting versus an extensive presentation of all items on the activity list, but beyond simply a written report.

McGehee moved, Etten seconded, receipt of the second quarter 2017 REDA staff activity report (Attachments A and B) as presented.

Ayes: 3
Nays: 0
Motion carried.

b. Receive Garden Station Update
McGehee moved, Etten seconded, receipt of the status update on Garden Station as presented (Attachment A).

Ayes: 3
Nays: 0
Motion carried.

President Roe asked staff to provide written updates on the Wheaton Woods project as well, particularly addressing the city's interest in development of the smaller lots.

10. Adjourn
Etten moved, McGehee seconded, adjourning the REDA meeting at approximately 8:20 p.m.

Ayes: 5
Nays: 0
Motion carried.

Daniel J. Roe, President

ATTEST:

Patrick J. Trudgeon, Secretary/Executive Director