

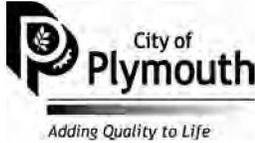
**CITY OF PLYMOUTH
AGENDA
SPECIAL COUNCIL MEETING
September 28, 2010, 5:30 p.m.
MEDICINE LAKE CONFERENCE ROOM**

1. CALL TO ORDER

2. TOPICS

- A. Northwest Greenway
- B. Plymouth Shopping Center site, Highway 55
- C. Set Future Study Sessions

3. ADJOURN



Agenda
Number:

A

**REGULAR
COUNCIL MEETING**

September 28, 2010

To: Laurie Ahrens, City Manager

Prepared by: Eric Blank, Director of Parks & Recreation

Reviewed by:

Item: Update on Northwest Greenway Project

1. ACTION REQUESTED:

The City Council should give staff direction on how to proceed with acquisition of property for the Northwest Greenway.

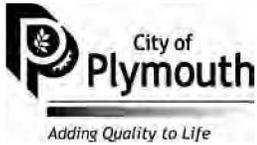
2. BACKGROUND:

Attached to this report, Council will find a diagram indicating the current status of acquisition of the Northwest Greenway. The map highlights the property that has already been acquired and property proposed to be acquired in the future. Staff is seeking direction from the Council on timing of completion of the acquisition phase of the Greenway. We will also review the status of the sale of bonds for land acquisition in the northwest area.

3. BUDGET IMPACT:

4. ATTACHMENTS:

Current and Potential Parcel Acquisition Map



**SPECIAL
COUNCIL MEETING**

September 28, 2010

To: Laurie Ahrens, City Manager

Prepared by: Steve Juetten, Community Development Director

Reviewed by:

Item: **Review and Provide Direction on Oppidan's proposed development scenario for the former Scheibe Shopping Center property.**

1. ACTION REQUESTED:

Review and provide direction on Oppidan's proposed development scenario for the former Scheibe Shopping Center Property.

2. BACKGROUND:

Since the City Council and HRA granted approvals for the proposed Plymouth Crossroads Station development in 2007, the subject property has gone back to Minnwest Bank through foreclosure. Minnwest continues to look for a partner to redevelop the property and staff has meet with several parties to discuss redevelopment possibilities. Many of the discussions that staff has had have included specific uses, street and utility requirements and costs, and the use of tax increment financing. Unfortunately, to date, no developer has submitted a formal application to the city for review by the Planning Commission and City Council. The newest interested party is Oppidan, a local commercial development company.

Prior to moving forward with final negotiations with Minnwest and interested users, representatives from Oppidan have requested an opportunity to discuss their concept and receive some feedback from the City Council. Similar to a sketch review, the details would still need to be discussed and finalized through the formal development review process. However, a high level overview and discussion will provide Oppidan representatives with important information that will help them determine if they should proceed to the next step or not.

The three primary issues are:

- Are the proposed uses appropriate for the property?
- Would it be appropriate to provide the maximum increment available to assist the project (less approximately 10% to cover city administration costs)?
- Is phased construction of road improvements appropriate?

Proposed Uses

The current conceptual site plan includes a Shelter Corporation owned assisted living senior housing facility, a fast food use and a pad for a medium sized, approximately 42,000 square

foot, one user building. The Shelter Corporation facility would be a full care assisted living facility providing housing for seniors with minimal care needs to those requiring full memory care needs. The current building concept includes four stories with 90 to 120 units. Oppidan representatives state that they also have a fast food company interested in the property, but they do not have a user for the approximately 42,000 square foot space. At this point, Oppidan would propose to move forward with a phased development, phase one being the assisted living facility and the fast food use and the second phase being the 42,000 square foot user.

A comprehensive plan amendment would be required for the assisted living facility and a PUD amendment would be required for the entire property.

Tax Increment Financing

Typically, redevelopment is more costly than greenfield development. In this instance costs are significant, based on geotechnical evaluation and the City's desire to relocate the Highway 55 frontage road. The costs presented with the original tax increment request estimated the additional costs to be as high as 2.5 million dollars. Through studies that Oppidan has completed, this figure has been reaffirmed. Originally to help offset the cost of these improvements, the HRA and City Council approved the use of approximately 1.7 million dollars of tax increment. The amount was determined based on an agreed upon assessed value of approximately 13 million dollars and utilizing 90 percent of the increment that would be generated from the proposed new development. This would have been a pay as you go tax increment deal.

Oppidan representatives are currently estimating that the value of the first phase, the assisted living facility and the fast food restaurant, would generate over \$2,200,000 in increment. Because of the increase in value and increment generated, Oppidan is asking the city to consider a higher amount of pay as you go tax increment be provided to the project. It should be noted that additional increment would also be generated when phase two of the site is developed (the 42,000 square foot use).

Public Improvements

From project conception, staff has required that the current frontage road in front of the old shopping center be eliminated and a new road built further from Highway 55 (behind many of the proposed uses). The primary purpose of this change would be to allow for safer access to Highway 55 (better stacking distances, etc.). The soils on the property, primarily on the east side of the site are poor and substantial subgrade work will be required prior to construction. Oppidan is asking if the city would also allow the roadway improvements to be phased rather than constructed all at one time. This would allow the upgrade of the current intersection but allow the cost of the eastern portion of the improvements to be tied to a proposed user that could assist in paying for the improvements.

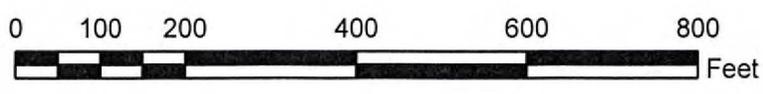
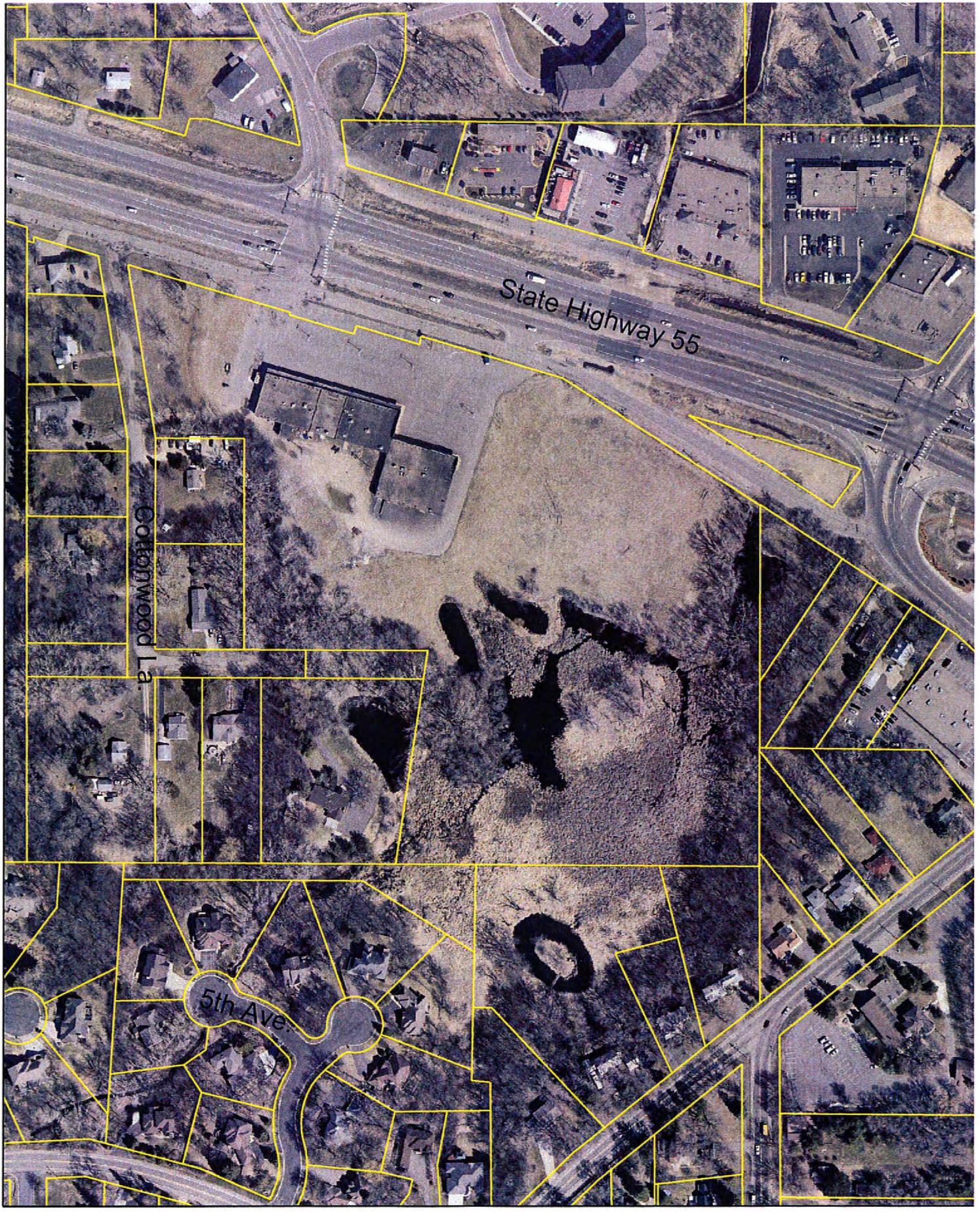
Oppidan has asked if the city would be interested in doing the public improvements as a public improvement project rather than requiring them to be completed as part of the development. Staff has indicated that this is not the city's current practice and would not recommend a change in policy because of the additional risk that is associated with constructing the improvements with tax dollars.

3. ATTACHMENTS:

Aerial of property and surrounding areas

Sketch Site Plan

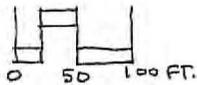
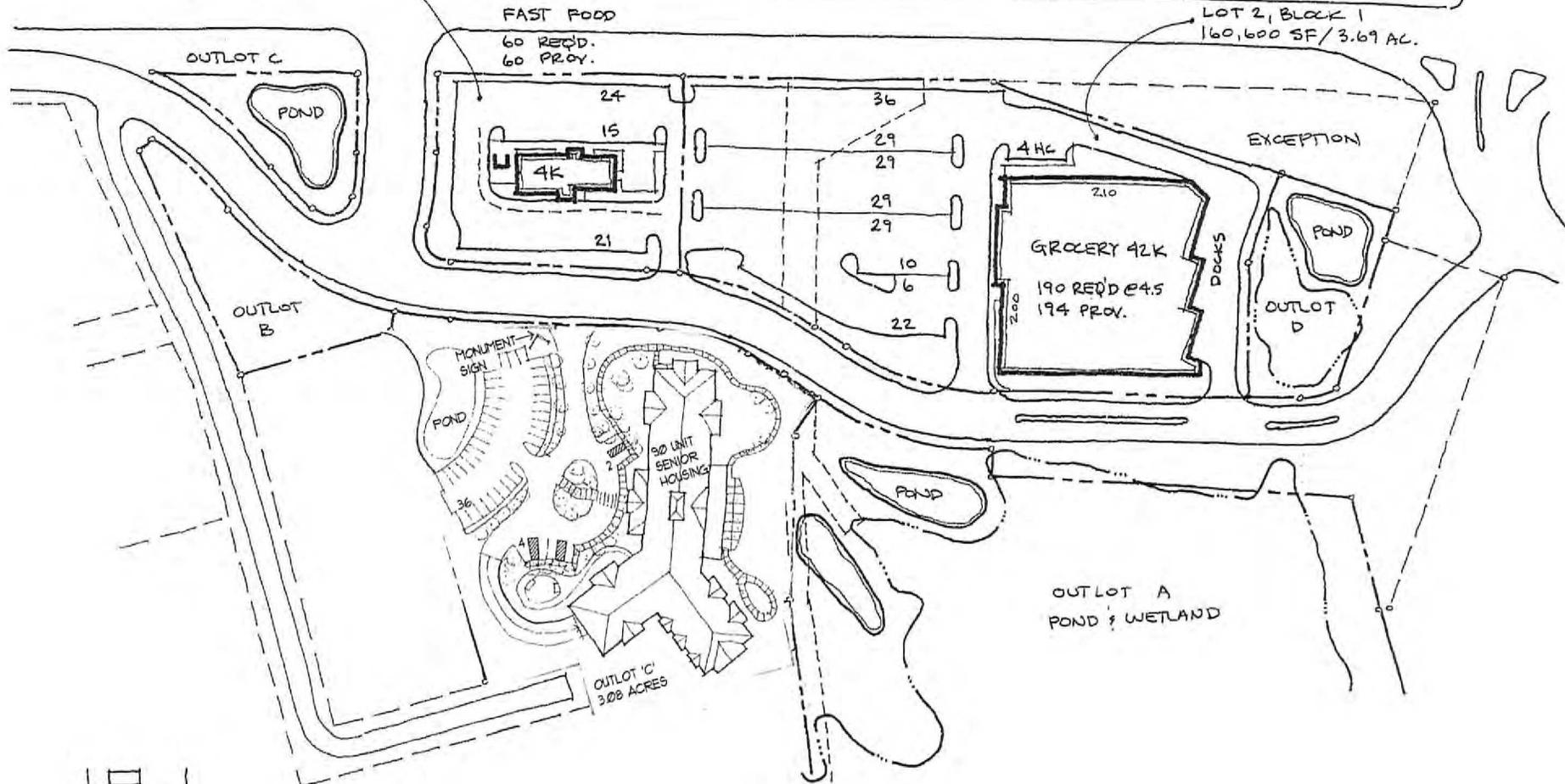
Sketch Architectural Rendering



STATE HIGHWAY NO. 55

LOT 1, BLOCK 1
49,920 SF/1.15 AC.

LOT 2, BLOCK 1
160,600 SF/3.69 AC.



PLYMOUTH MARKETPLACE

20091067.02

SKETCH PLAN A

WESTWOOD

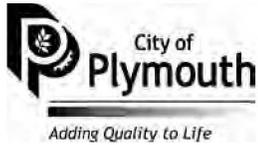


May 21, 2010



THE WATERS OF MINNEHAHA
Assisted Living Community
Minneapolis, Minnesota

RENDERING



Agenda
Number:

C

**SPECIAL
COUNCIL MEETING**

September 28, 2010

To: Laurie Ahrens, City Manager

Prepared by: Sandy Engdahl, City Clerk

Reviewed by: Cal Portner, Administrative Services Director

Item: Set Future Study Sessions

1. ACTION REQUESTED:

Review the pending study session topics list, and set study sessions or amend the topics list as desired.

2. ATTACHMENTS:

Pending Study Session Topic List
Official Calendars

Pending Study Session Topics

(at least 3 Council members have approved the following study items on the list)

- Discuss Future Transit Service (CC)
- Discuss paperless Council packets (CC – report provided)
- Consider Board & Commissions purpose, staffing, cost (budget discussion)

Other requests for study session topics:

- Update with the City Manager (fall)
- Meet with prosecutor for update (fall) (TB)
- Consider incentives to encourage tree preservation
- Review dangerous dog regulations/process (JW/JJ)

September 2010

SUN	MON	TUES	WED	THUR	FRI	SAT
			1 Cancelled PLANNING COMMISSION MEETING Council Chambers	2 7:00 PM PARK & REC ADVISORY COMMISSION (PRAC) MEETING Council Chambers 7:00 PM HUMAN RIGHTS COMMISSION MEETING Parkers Lake Room	3	4
5	6  LABOR DAY CITY OFFICES CLOSED	7 5:30 PM SPECIAL COUNCIL MEETING Medicine Lake Room Discuss 2011 Budget	8 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE (EQC) MEETING Council Chambers ROSH HASHANAH Begins at Sunset	9 6:30 PM HRA SPECIAL MEETING Parker's Lake Room	10	11
12	13	14 5:30 PM SPECIAL COUNCIL MEETING Medicine Lake Room Discuss 2011 Budget 7:00 PM REGULAR COUNCIL MEETING Council Chambers	15 7:00 PM PLANNING COMMISSION MEETING Council Chambers	16	17 YOM KIPPUR Begins at Sunset	18
19	20	21	22 7:00 PM PLYMOUTH ADVISORY COMMITTEE ON TRANSIT (PACT) MEETING Medicine Lake Room	23 7:00 PM HRA MEETING Medicine Lake Room	24	25 11:30 AM Plymouth On Parade Celebration City Center Area
26	27	28 5:30 PM SPECIAL COUNCIL MEETING Medicine Lake Room Discuss Northwest Greenway and Plymouth Shopping Center Site, Hwy 55 7:00 PM REGULAR COUNCIL MEETING Council Chambers	29	30		

Modified on 09/17/10

SUN	MON	TUES	WED	THUR	FRI	SAT
					1	2
3	4	5 6:30-8:30 PM Volunteer Recognition Event Plymouth Creek Center	6 7:00 PM PLANNING COMMISSION MEETING Council Chambers	7	8	9 12:00–3:00 PM Fire Dept. Open House Fire Station III
10	11  COLUMBUS DAY Observed PLYMOUTH PUBLIC WORKS DIVISION CLOSED	12 Cancelled SPECIAL COUNCIL MEETING Medicine Lake Room 7:00 PM REGULAR COUNCIL MEETING Council Chambers	13 Cancelled ENVIRONMENTAL QUALITY COMMITTEE (EQC) MEETING Council Chambers	14 7:00 PM PARK & REC ADVISORY COMMISSION (PRAC) MEETING Plymouth Ice Center	15	16
17	18	19	20 7:00 PM PLANNING COMMISSION MEETING Council Chambers	21	22	23
24 5:30-8:30 PM Halloween on the Creek Plymouth Creek Center 31	25	26 5:30 pm SPECIAL COUNCIL MEETING Medicine Lake Room Board & Commission 7:00 PM REGULAR COUNCIL MEETING Council Chambers	27 7:00 PM PLYMOUTH ADVISORY COMMITTEE ON TRANSIT (PACT) MEETING Medicine Lake Room	28 7:00 PM HRA MEETING Medicine Lake Room	29	30

Modified on 09/24/10

November 2010

SUN	MON	TUES	WED	THUR	FRI	SAT
	1	2  ELECTION DAY	3 7:00 PM PLANNING COMMISSION MEETING Council Chambers 7:00 PM HUMAN RIGHTS COMMISSION MEETING Parkers Lake Room	4	5	6
7 Daylight Savings Ends Set Clocks Back 1 Hour	8	9 6:00 PM SPECIAL COUNCIL MEETING Discuss Hwy 55 & Co. Rd 6 Medicine Lake Room 7:00 PM REGULAR COUNCIL MEETING Council Chambers	10 7:00 PM ENVIRONMENTAL QUALITY COMMITTEE (EQC) MEETING Council Chambers	11  VETERANS DAY Observed CITY OFFICES CLOSED Cancelled PARK & REC ADVISORY COMMISSION (PRAC) MEETING	12	13
14	15	16	17 7:00 PM PLANNING COMMISSION MEETING Council Chambers	18 7:00 PM HRA MEETING Medicine Lake Room	19	20
21	22	23 7:00 PM REGULAR COUNCIL MEETING Council Chambers	24	25  THANKSGIVING HOLIDAY CITY OFFICES CLOSED	26 THANKSGIVING HOLIDAY CITY OFFICES CLOSED	27
28	29	30				

Modified on 09/24/10