

The meeting convened at 6:30 p.m.

Councilmembers present: Mayor Jake Spano, Tim Brausen, Steve Hallfin, Anne Mavity, and Margaret Rog.

Councilmembers absent: Rachel Harris, Thom Miller

Staff present: City Manager (Mr. Harmening), Director of Inspections (Mr. Hoffman), Economic Development Coordinator (Mr. Hunt), Director of Community Development (Ms. Barton), Senior Planner (Mr. Walther), Sr. Management Analyst (Ms. Carrillo Perez), and Recording Secretary (Ms. Pappas).

Guests: St. Louis Park Police Advisory Commission members; Chris Velasco, PLACE developer; Ms. Ingram, Legal Counsel.

1. Future study session agenda planning – July 2019

Councilmember Rog asked why council will spend 30 minutes discussing fats, oils, and grease at the June 24 study session. Mr. Hoffman stated the discussion on this topic is required by the state, and will be brief. He noted the council will review the draft ordinances before approving the first reading. Councilmembers Mavity and Brausen stated they would like to hear about this topic and discuss as it relates to city restaurants.

Councilmember Brausen stated at the June 24 study session, there will be a 30 minute Human Rights Commission update. He encouraged the council to stay within the timeframe.

Mr. Harmening stated the Technology Advisory Commission update will include information on their new focus.

2. Police advisory commission work plan update

Commission Members present included: Michael Howes, Jack Ostrovsky, Matt Kinney, Ellen McDaniel, Linda Trummer, Lt. John Parker Police Liaison, Zach Isaac, and Heather Shipman.

Mr. Howes identified the 2019 initiatives of the commission including:

- Body-worn camera implementation
- 2nd annual St. Louis Park Trail 5K Run/Walk fundraiser
- Fundraising and staffing for the 12th annual Crime Prevention Golf Tournament
- Participation in the Community Development Task Force for Crime-free Rental Ordinance review

Mr. Howes noted the commission is also discussing data collection on race during police stops. Mr. Harmening added the city will collaborate with the city of Edina as to how best to proceed on this project, including best practices and data interpreting.

Councilmember Hallfin had concerns about working with Edina on this project, because St. Louis Park has a community policing program, where Edina does not. Mr. Harmening noted this collaboration would be a cost-saving measure with Edina; however, the two city's data would not be combined and they would only discuss partnering on how to collect and interpret data.

Councilmember Mavity asked what role the commission has in the annual reporting to council on body-worn camera practices. Lt. Parker stated the police provide info to PAC about data on the body camera program and race data collection, and they will assist in looking for pitfalls and best practices.

Councilmember Brausen thanked the commission for their great work plan, adding he is glad they are able to work on data collection in order to determine if there is any implicit bias in the system.

Councilmember Rog agreed and asked about the motivation for changing the neighborhood survey. Lt. Parker stated they had looked at past surveys and decided this year, they would like to look at longer trends. Mr. Kinney added the old survey had gotten away from being about policing, and added the commission will work with the racial equity staff on the survey.

Councilmember Rog asked how the body cam is being used in schools. Lt. Parker stated there is no specific data, but anecdotally it is working well. He added the schools had input as to how the cameras should be used, noting cameras have not actually been used that much to date in the schools, but if there is a future need, they will be available.

Councilmember Rog also stated she is interested in race data related to the schools. However, Mayor Spano pointed out the school board members were reluctant to release any data related to this.

Councilmember Rog asked if the police are using any facial recognition software. Lt. Parker stated no. Mr. Harmening stated he had discussed this with Chief Harcey, adding this would need to be discussed with council before being implemented.

Councilmember Rog asked if the commission had discussed gun violence prevention. Lt. Parker stated they had not discussed it, but added if the commission is interested in doing that, they would. Mayor Spano stated he would be interested in having PAC look at this.

Mayor Spano asked how much money the golf tournament raises. Mr. Howes stated it is well attended and raised \$4,300 last year. He noted a community outreach group organizes it.

Mayor Spano asked if in the future, they could look at moving it from a golf tournament only, to also including something such as lawn bowling, in order to bring others to the tournament that do not golf.

Councilmember Rog asked if the commission has any involvement with the mental health initiative of the police force and Park Nicollet. Lt. Parker stated the police department has a

goal of community response to mental health, they continue to work on this, including research in order to carry this strategic effort forward.

3. PLACE Via Sol and Via Luna projects update

Mr. Velasco requested that the EDA extend the deadline for conveyance of the south parcels from June 28 to the end of 2019 as well as extend the construction completion dates for both Via Sol and Via Luna projects to December 31, 2020 and July 31, 2021, respectively. He added PLACE is also requesting the EDA consider allowing it to reduce the number of housing units within the Via Luna project from 81 to 50, all affordable at 60% AMI.

Mr. Velasco noted tax credit investor R4, is considering purchasing the housing bonds for the Via Luna project on the south parcels, prior to their expiration on June 28, 2019. He added R4 is requiring PLACE guarantee the financial performance of the project's 33 market-rate units, which PLACE is unable to provide. PLACE, therefore, is requesting to remove those units from the project and add two more affordable units.

Mr. Hunt noted the requested revisions would require a fifth amendment to the EDA's redevelopment contract and the reduction in the number of units at Via Luna would also require a planned unit development (PUD) amendment.

Councilmember Mavity asked Mr. Velasco about the timeline of the project and its current construction status. Mr. Velasco stated the project is beginning and underway, noting they are 18 months from completion on the north parcel project.

Councilmember Mavity asked how the proposed decrease of units aligns with the city's overall vision of the project in terms of density. Ms. Barton stated it decreases the density total for both north and south projects. However, at 50 units, it still meets the comprehensive plan guidelines at the minimum requirement.

Councilmember Mavity stated this is all very complex and the council should think about it. She hopes the project gets to the finish line in all its pieces, and it is incumbent on the developer to get it there. Councilmember Mavity stated she does not want to leave this project in ambiguity. She added next time this is discussed, there will be a need for more robust financial information so the council can understand fully.

Councilmember Hallfin stated he disagrees with Councilmember Mavity. He stated enough time has been given to the developer on the project and he is personally done with it. He stated he was a champion of the project, but now feels the need to allow other developers to look at this.

Councilmember Brausen stated he is in favor of an extension of the completion date, adding the developer did close on the north side, and has a letter of intent on the south side, so they are making progress. He stated it may not be happening as fast as the council intended, but if the land is put back on the market, it will take another 2-3 years to start the process up again. He stated the 50 units does achieve most of the city's objectives and the tax increment financing (TIF) will be subject to renegotiation – adding this is highly sought-after land.

Councilmember Rog noted she was not part of the initial process on this project, but she concurs with Councilmember Mavity and will support the requested extensions. She asked staff what the city's other options are if PLACE is not able to do the south side project. Ms. Barton stated staff has only been working with PLACE up to this point, so she does not have a definitive answer. Ms. Barton noted the south parcel project will be right next to a light rail transit stop, which is a highly desirable location for any developer.

Councilmember Rog stated she is concerned about filling the 50 Via Luna shops. Mr. Velasco stated the creatives would rent both a unit and a shop together, and have both a living and working space. He added when they conducted a survey, there were 511 artists interested in moving to St. Louis Park for this type of live/work arrangement.

Councilmember Rog stated the city is in need of senior housing and asked whether that could also be a part of this project. Mr. Velasco stated there are no restrictions.

Councilmember Mavity added the Via Luna will not be appropriate space for seniors, adding that area already has Tower Light and Village in the Park for senior living, and that something else is needed at this location.

Councilmember Hallfin asked staff what happens when this deadline comes and goes again, adding he is curious how far this will go. Ms. Barton stated that is difficult to say, adding she is hopeful PLACE will close and complete construction. She noted if there is a change, ultimately it will be the council's decision if the project continues or not.

Mr. Harmening offered that the EDA could amend the fifth amendment to include a statement that the contract would be extended if R4 purchases the bonds.

Mayor Spano stated the last time this was brought up, he shared Councilmember Hallfin's concerns. He stated this has been going on for about 4 years, adding, however, if staff recommends this extension he will support it, but is not excited about it. Mayor Spano added part of the complexity is of the EDA's/council's own doing, as they wanted a creative and unique project. He stated he is reluctant to say no, but not sure how long this can go on.

It was the consensus of the group to bring forward the fifth amendment for approval at the June 17, 2019 meeting.

4. Accessory dwelling units/home-based businesses

Mr. Walther presented a survey the council took related to accessory dwelling units (ADU). He provided those results to council and noted that staff identified several broad policy questions related to ADUs and home occupations for city council consideration. Mr. Walther noted the examples of the types of ADUs, including internal, addition or detached. He also pointed out the policy impacts of lot size regulations.

Councilmember Rog noted pervious surfaces and stormwater run-off, along with environmental impacts, as other important issues. She stated she would want to have this all part of the discussion related to mitigation, and the use of rain gardens.

Councilmember Brausen agreed, especially when considering tear downs and rebuilds.

Councilmember Hallfin stated he is fine with this and likes the idea of allowing ADUs on smaller lots.

Mayor Spano noted the council is supportive of allowing ADUs on lots that are under the minimum lot size.

Councilmember Mavity added she supports innovation on ADUs and also increased affordability. She asked why ADUs cannot be the same size as a regular house. She added if duplexes are allowed, there will be two units that are the same size.

Councilmember Rog agreed adding duplexes are relevant as homes might be torn down and duplexes built in their place.

Councilmember Mavity added they need to think about the intent and the city will need to be clear about green space, setbacks, and height.

Councilmember Rog asked about short-term rentals also, adding these are not helpful when considering affordable housing.

Mayor Spano stated he prefers the city err on the side of smaller additions to begin with then later allow larger additions, as the community becomes more comfortable with the concept.

Mr. Harmening asked if there are any cities that serve as a template for ADUs. Mr. Walther stated there are several cities to consider, but two have produced the highest number of ADUs and may be most instructive. Minnetonka has about 50 ADUs and Minneapolis has about 100.

Councilmember Rog asked if there should be a public hearing on ADUs as it would be a significant change. She would want to start small and cautious, take it slow, and preserve green space.

Councilmember Mavity added this is a great space for creativity and she wants to be sure the city is providing that, along with a light enough touch.

Councilmember Rog shared that home-based businesses fit the city's strategic goals, and promotes minority ownership, especially for people of color who have less access to capital and find it harder to afford commercial space. She added she would like to see an ordinance that is supportive of folks to run a business from home or start a business in their home, but one that is not super impactful on neighbors.

Councilmember Brausen stated he is in favor of a lighter touch and more freedom and creativity. He added the ordinance seems too restrictive, and asked why not allow a single-family home with an ADU to both be rented.

Councilmember Mavity agreed, but stated she would want to guard against short-term rentals as they are anti-affordable housing, and the city should limit these.

Councilmember Hallfin stated he would like to see statistics on this claim, adding it sounds anecdotal.

Mayor Spano added he is more interested in the impact on neighbors, as these are all residential areas. He stated they will want to be respectful of neighbors, while also inspiring innovation, so they will need to start small and let it grow on its own.

Councilmember Rog noted a beauty shop in an ADU is prohibited, but she would want to allow it, especially for certain cultural groups.

Mr. Walther stated the purpose of the restriction is mostly of concern when a house is being sold, and if odd equipment, such a beauty shop sink or barber chair, are in the home – there may need to be a mechanism to regulate this.

Mr. Walther stated he hopes to have the council adopt an ordinance to allow ADUs by the end of 2019, and noted he will take the council's comments to the planning commission for more discussion. Home occupations are scheduled to be discussed again by the planning commission in late 2019 or early 2020.

Communications/meeting check-in (verbal)

Councilmember Rog asked if the mobility sharing will be bikes and scooters. Mr. Harmening stated if the item is approved on Monday night, the pilot program will not begin until August, adding it will be all scooters.

The meeting adjourned at 9:15 p.m.

Written reports provided and documented for recording purposes only:

- 6. TexaTonka Small Area Plan**
- 7. Mobility sharing update**

Melissa Kennedy, City Clerk

Jake Spano, Mayor