

## **OFFICIAL MINUTES**

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, August 1, 2023, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were James Drew, Greg Fargen, Kyle Jamison, Nick Schmeichel via telephone, Richard Smith, Roger Solum, and Aiken. Scot Leddy and Jacob Mills were absent. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, and Toby Morris – via telephone.

### **Drew recused himself.**

**Item #5** – The City of Brookings proposes to create a Tax Increment District Number Fourteen.

(Smith/Solum) Motion to approve the creation of Tax Increment District Number Fourteen. All present voted aye. **MOTION CARRIED.**

**Item #6** – The City of Brookings submitted a proposed project plan for Tax Increment District # Fourteen.

(Solum/Fargen) Motion to approve the adoption of Tax Increment District Number Fourteen Project Plan. All present voted aye. **MOTION CARRIED.**

### **Drew returned to the Commission.**

## **OFFICIAL SUMMARY**

**Item #5** – Struck explained that this Tax Increment District is located along 20<sup>th</sup> Street South near the Fishback Soccer Complex. This is a workforce housing project for this development and there is a public/private relationship for this project.

Aiken asked for clarification on the boundaries, specifically a small area on the east and a small area on the west. Struck explained that the small rectangular piece along Medary Avenue is included in case if any grading or drainage improvements need to be complete. The two lots on the east side will be providing a secondary access requirement for this development.

**Item #6**– This project plan lays out all that is needed to meet the State requirements for Tax Increment District Financing. Morris explained the plan for the housing development and the financing involved with the project. Schmeichel wonders if there is something that prevents these properties from being turned into rentals. Morris explained that the first-time purchase of these homes is restricted to the homebuyers. After this, there are no restrictions to maintain this, just the initial intention of the developers. Struck also explained that there is a Developers Agreement that

will be required on this project between the developer and the City. Details could be added to this agreement to prevent rental housing in this area.