

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Tuesday, November 7, 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, Scot Leddy, Nick Schmeichel, Richard Smith, Roger Solum, and Aiken. Jacob Mills was absent. Also present were City Planner Ryan Miller, Community Development Director Mike Struck, Chris Mulhair, Stephen Kresback, Angela McKillip – Arise Design Studio, and Clinton Powell – Pinpoint Consulting.

Item #6a – The City of Brookings proposed the Creation of the Boundaries for Tax Increment District Number Fifteen.

(Smith/Fargen) Motion to approve the Creation of the Boundaries for Tax Increment District Number Fifteen. All present voted aye. **MOTION CARRIED.**

Item #6b – The City of Brookings submitted a Project Plan for Tax Increment District Number Fifteen

(Smith/Schmeichel) Motion to approve the Project Plan. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #6a – Struck explained that boundaries need to be created for a Tax Increment District. This is a public and private partnership for a mixed-use project along Main Ave S. With TIF's there is an opportunity to help further economic development as well as affordable housing projects within the community. The opportunity to partnership with this project is to improve pedestrian accesses along this corridor and the ADA issues along this stretch to make is safer for citizens.

Powell, representing the applicant, explained that this project is really important when looking at long term goals of affordable housing. This is a positive project with a lot of positive improvements.

Item #6b – This step is to approve the Project Plan for the Tax Increment District. This step details the project and the impact that this project will have on the city, developer, and citizens. A separate Developer Agreement will need to be approved by the City Council contingent upon the boundaries and project plan being approved by City Council.

The meeting adjourned at 6:26 p.m.