

OFFICIAL MINUTES

Chairperson Tanner Aiken called the meeting of the City Planning Commission to order on Monday November 2, 2020, at 5:30 PM in the Council Chambers Room #310 on the third floor of the City & County Government Center. Members present were Ashley Biggar, Eric Rasmussen, Greg Fargen, Gregg Jorgenson, Jason Meusburger, Jacob Mills, Lee Ann Pierce, and Aiken. Also present were Community Development Director Mike Struck and City Planner Ryan Miller.

Item #4c – The City of Brookings has submitted a project plan detailing the proposed improvements, associated costs, and the plan for financing Tax Increment District #10.

(Jorgenson/Biggar) Motion to approve the Tax Increment District #10 Project Plan. All present voted aye. **MOTION CARRIED.**

OFFICIAL SUMMARY

Item #4c – TID #10 is for a project to complete two dead-end streets, associated water, sanitary sewer, storm sewer, and detention pond improvements. The improvements will complete the connection of two collector streets and expand the street network by connecting 20th Street South and 12th Street South via 7th Avenue South and Main Avenue to Medary Avenue. Land was purchased previously by the City and this land will act as water detention, with a network of channels and culverts, the water will flow to the pond towards the south. Additionally, there is also a plan to implement a workforce housing development in this area which is projected to be a significant boost to the City. The project will probably only payback about 50% of the expenses. Fargen asked if this was typical. Struck stated that this is typical with a City fronted project. If the City didn't apply for TIF on this project, then other development or projects in the City would be delayed. Additionally, a project like this probably wouldn't pencil out and work for a independent developer.

Aiken asked if this project was already designed since an Engineer's Estimate has been received. Struck stated yes. Additionally, Aiken wondered if this detention pond would collect water or would typically be dry. Struck explained that there is a significant amount of water in this area so it will typically have some water.