



# CITY COUNCIL MEETING MINUTES

Richfield, Minnesota

## City Council/HRA/PC Work Session

### August 8, 2023

<b>CALL TO ORDER</b>
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Mayor Supple called the work session to order at 7:00 p.m. in the Bartholomew Room.

*Council Members Present:* Mary Supple, Mayor; Simon Trautmann; Sean Hayford Oleary; and Sharon Christensen

*Council Members Absent:* Ben Whalen

*HRA Members Present:* Erin Vrieze Daniels, Chair; Gordon Hason

*Planning Commission Member Present:* Brett Stursa, Cole Hooey, Matt Taraldsen, Ben Surma, Brendan Kennealy

*Planning Commission Members Absent:* Eddie Holmwig-Johnson, Chair; James Rudolph

*Staff Present:* Sack Thongvanh, Assistant City Manager; Dustin Leslie, City Clerk; Chris Swanson, Management Analyst; Karl Huemiller, Recreation Programming Manager; Jan Youngquist, Economic Development Manager; Melissa Poehlman, Community Development Director; Samantha Crosby, City Planner

<b>ITEM #1</b>	<b>DISCUSS A PROPOSAL TO DEVELOP A MULTI-PURPOSE VELODROME FACILITY ON THE HOUSING AND REDEVELOPMENT AUTHORITY PARCELS AT 1600 AND 1710 - 78TH STREET EAST ALONG WITH THE PRIVATELY OWNED PROPERTY AT 1620 - 78TH STREET EAST</b>
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Community Development Director Poehlman introduced the topic to the joint work session. Economic Development Manager Youngquist also spoke briefly about the proposal including an overview of the project, redevelopment goals, and a solicitation for feedback from the group.

Jason Larty from the Minnesota Cycling Center gave the presentation which included an overview of track cycling, their mission and vision, their partnerships with schools, training opportunities, vision for the facility, and why Richfield was chosen.

Commissioner Kennealy asked why there were two choices between dome and permanent structure and which they preferred to be approved. Larty stated the dome would be cheaper but the permanent structure would last longer and be able to offer more to the community.

Council Member Christensen asked what the difference between a temporary track and the permanent structure would be. Larty stated the temporary track would be only the track without any of the other amenities.

Council Member Christensen asked how long construction would take. Larty stated it would take 9-12 months for the domed structure and longer for the permanent structure.

Commissioner Kennealy asked how many jobs would be created with this plan. Larty stated it would depend on which proposal was chosen but would likely be between 50-150 jobs created.

Council Member Hayford Oleary asked what kind of financing they were looking for. Larty stated they were looking for bonding funds and would also campaign for additional capital.

There was a general discussion about the proposed facility use and preference of which build made more sense. The group preferred the permanent structure over the domed structure.

Chair Vrieze Daniels asked what kind of funding support they needed from the city to move forward. Larty stated they would like to have future conversations about how the city could help.

Commissioner Taraldsen asked about the lifecycle and maintenance of the dome. Larty stated that the dome would add maintenance costs to the project and would likely have a lifespan of 10-20 years.

Mayor Supple asked how much parking would be available for the structure. Larty stated they would follow the city's parking requirements but would want most people to travel by bicycle.

Commissioner Hooey asked if amateur cyclists would be allowed to use the facility. Larty stated that they would be allowed to use the facility and that there would be training on how to ride the tracks.

Chair Vrieze Daniels stated the project fit with the city's goal of being a destination spot. She further stated that the city would need to learn more about financial asks but she was excited at the opportunity.

Mayor Supple stated the structure would be consistent with the goals of the city and that she preferred the permanent structure option. She also spoke about the importance of their relationship with schools.

ITEM #2	<b>DISCUSS A PROPOSAL TO AMEND THE LYNDALE GARDENS PLANNED UNIT DEVELOPMENT, CONDITIONAL USE PERMIT, AND FINAL DEVELOPMENT PLAN TO REPLACE THE PLANNED COMMERCIAL SPACE WITH A MULTI-FAMILY RESIDENTIAL USE AND A SMALL RESTAURANT SPACE</b>
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Economic Development Manager Youngquist introduced the topic and gave a brief overview of the project before introducing the developers.

Paul Abdo gave the presentation covering the project and amenities.

Council Member Christensen asked what the makeup of the proposed 80 units would be. Abdo stated they would be 1-2 bedroom apartments between 600 and 1300 square feet.

Commissioner Hanson stated he was disappointed with the reduction in commercial space for the project. He further stated the original plan had more vibrancy. He asked if the developers were committed to a unique restaurant rather than a chain. Abdo stated they would actively search for a local restaurant group to fill the space.

Commissioner Stursa asked about the square footage for the restaurant space. Youngquist spoke about amendments to the PUD for square footage in amenities and the restaurant. Stursa asked if restaurant was the only option. Community Development Director Poehlman discussed the history of the property and stated it was a private seller looking for a developer.

Council Member Hayford Oleary asked if the developer was seeking any subsidies or just land-use approval. Abdo stated they would likely ask the city for some financial assistance. Community Development Director Poehlman noted the parcel was already on a current TIF district.

Council Member Hayford Oleary stated that if the developers were asking for city subsidies, the city would likely ask for more of a mixed use. He stated he would also like to see less parking. Abdo and Hayford Oleary discussed the parking proposal at length.

Chair Vrieze Daniels stated she was not ready to give up on commercial space and believed it would be better to focus on that.

Commissioner Hooey asked if the developers explored ways to have more commercial space. Abdo stated more commercial space would not work. Chair Vrieze Daniels spoke about the need for more small businesses in the area.

Commissioner Hooey spoke about the possibilities of sharing spaces with neighboring businesses. Abdo disagreed with the idea and spoke about potential liabilities.

Mayor Supple spoke about the amphitheater. Abdo noted there were some groups interested in taking over that space and would look to support them.

Mayor Supple stated she was troubled there was more residential than commercial and that the proposal may create blockage to the lake. She noted she would support a similar proposal elsewhere in the city.


Commissioner Kennealy agreed that it would obstruct activity to the lake and park. Abdo disagreed and listed scenarios for Council to consider.

Community Development Director Poehlman summarized the discussion and noted the Commissions and Council would likely not support this proposal and would like to see more commercial development in the space.

**ADJOURNMENT**

Mayor Supple adjourned the work session at 6:55 pm

Date Approved: September 12, 2023



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Dustin Leslie  
City Clerk



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Mary B. Supple  
Council Member



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Sack Thongvanh  
Assistant City Manager