



MINUTES
New Brighton Economic Development Commission
Regular Meeting – June 2, 2021
7:30 a.m.

Call to Order

Chair Carter called the meeting to order at 7:30 a.m. Due to the COVID-19 pandemic this meeting was held virtually.

I. Roll Call

Members Present.....Chair Harry Carter, Commissioners Bob Benke, Bret Fyneweaver, Clint Kuipers, Mike Murlowski, Max Nundahl, Anthony Pledger, Jacqui Sauter, and Paul Zisla

Members Absent.....None

Also PresentBen Gozola-Assistant Director of Community Assets & Development, Jill Cady – DCAD Technician, and Councilmember Pam Axberg

II. Approval of Agenda

Motion by Commissioner Fyneweaver, seconded by Commissioner Sauter to approve the agenda as presented.

A roll call vote was taken. Approved 9-0

III. Approval of Minutes

Motion by Commissioner Fyneweaver, seconded by Commissioner Pledger to approve the minutes from the March 3, 2021 meeting.

A roll call vote was taken. Approved 9-0

IV. Report from Council Liaison

Councilmember Axberg provided the EDC with an update from the City Council. She commented on the joint meeting the Council held with the EDC in May that addressed housing in New Brighton. She explained the Council discussed the Parks Comprehensive Plan at their last work session meeting and was working to advance and fund the plan. She reported the Council has also been addressing zoning issues surrounding short term rentals and manufactured home parks.

V. Business Items

A. Housing Market, Trends and Initiatives

Gozola stated the City of New Brighton's 2040 Comp plan includes an entire chapter on housing and economic development. After learning from the Urban Land Institute about the effects of COVID-19 on the current housing market staff would like the commissioners to revisit our previous housing goals to check in on progress and how the City could shift our strategy moving forward.

Cady provided the Commission with an update on new housing units that have been built in the community which included 32 townhouses built by Pulte Homes, 154 affordable workforce units in the Dominion Brighton Oaks, and 204 affordable senior units within the Dominion Oaks Landing. It was noted the Benedictine Health Center would be renovating their site and would be adding 128 new units. In addition, the Comp Plan now allows for tiny homes within manufactured home parks.

Gozola commented further on the 2040 Comp Plan noting the housing goals included which were to maintain and enhance existing housing stock, providing a wide variety of housing types, promoting neighborhoods that are walkable, safe and connected to amenities, and ensuring an adequate supply of quality affordable housing.

Discussion included:

- The Commission supported the City encouraging commercial focused mixed use housing developments in the future.
- How commercial/residential developments have worked in the community and it was noted the market would drive the types of developments that were brought into the City.
- The future plans for Old Highway 8 were discussed.
- The themes from the Urban Land Institute meeting were summarized for the Commission.
- The Commission discussed how to protect naturally occurring affordable housing in the community.

- The importance of investing in the City's existing housing stock was discussed.
- It was noted the feedback from the Commission would be brought back to the City Council.

B. Adopt Final 2021/2022 Work Plan

Gozola reviewed the 2021/2022 Work Plan in detail with the Commission.

VI. Adjourn

Motion by Commissioner Zisla, seconded by Commissioner Pledger to adjourn the meeting.

A roll call vote was taken. 9 Ayes, 0 Nays, Motion carried

Meeting adjourned at 8:31 am

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ben Gozola". The signature is stylized with a large, looped "B" and a cursive "G".

Ben Gozola
Assistant Director of Community Assets and Development