



APPROVED

**MINUTES
CITY OF DUBUQUE LONG RANGE PLANNING ADVISORY COMMISSION
REGULAR SESSION**

5:00 p.m.
Wednesday, January 20, 2021
Virtual Meeting

Due to the COVID-19 pandemic and mandates for social distancing, this meeting was conducted virtually.

Commissioners Present: Chairperson John Pregler; Commissioners John Krayer, Tyler Stoffel, and Alan Vincent.

Commissioners Excused: None.

Commissioners Unexcused: None.

Staff Members Present: Planning Services Manager Wally Wernimont, Assistant Planner Chris Happ Olson and Planning Technician Jason Duba; Economic Development Director Jill Connors

CALL TO ORDER: The meeting was called to order by Chairperson Pregler at 5:05 p.m.

MINUTES: Motion by Vincent, seconded by Stoffel, to approve the minutes of the October 21, 2020 Long Range Planning Advisory Commission meeting as submitted. Motion carried by the following vote: Aye – Krayer, Stoffel, Vincent, and Pregler; Nay – None.

ACTION ITEM

North Grandview Estates Housing Urban Renewal Area Plan

Chairperson Pregler welcomed Economic Development Director Connors to give an overview of the Urban Renewal Plan for the North Grandview Estates Housing Urban Renewal Area.

Connors explained that North Grandview Estates is a proposed housing development near the intersection of West 32nd Street and North Grandview Avenue. The City is proposing to create a Housing TIF District around the area, which would allow the property tax increase to be captured for 10 years. Part of this increment would be used for improvements in the area and part (38.1%) for low/moderate income (LMI) housing. It is estimated this would be \$260,000 for LMI assistance through the City's Housing Department. One proposed improvement in the area would be a trail connection to the Bee Branch.

Connors reiterated that the Commission needs to determine if the urban renewal plan is consistent with the City's comprehensive plan, Imagine Dubuque. She illustrated two ways this development is aligned with the Livable Neighborhoods section of the plan: fostering partnerships with developers to provide housing and creating new, additional housing options throughout the city.

Commission members engaged in conversation with Connors about the proposal. Members questioned whether the TIF funds for LMI housing could be used outside of the plan boundaries and Connors explained that they can be used anywhere in the City limits. Connors responded to another question that no LMI housing was planned here, in part due to topographical challenges that increase the cost of development. A concern about stormwater runoff was raised, and both Connors and Staff Member Wernimont explained that this issue is being addressed in the development review process by the Engineering Department and others through curb underdrains, detention basins, and other mitigation measures. It was clarified that these will be single-family homes, except for a six or eightplex apartment building near the southwest corner of North Grandview Avenue and 32nd Street.

Motion by Stoffel, seconded by Vincent, to recommend approval of the Urban Renewal Plan for the creation of the North Grandview Estates Housing Urban Renewal Area Plan, as it is consistent with the 2017 Imagine Dubuque Comprehensive Plan: Aye – Krayer, Stoffel, Vincent, and Pregler. Nay – None.

ITEMS FROM PUBLIC: None

ITEMS FROM COMMISSION: None

ITEMS FROM STAFF:

Membership Change Proposal

Staff Member Olson reviewed the memo for a proposed ordinance change to include a member from the Housing Commission on the Long Range Planning Advisory Commission. Staff Member Wernimont explained that Housing and Community Development Director Alexis Steger is taking this proposal to the Housing Commission, and if both Commissions are okay with it, it will go to the City Council for approval. Additionally, Wernimont noted that two potential new members may be appointed to Commission in February through the regular application and approval process.

Members agreed that this was a good idea, since so much of the Commission's work relates to housing and community development.

Motion by Krayer, seconded by Stoffel, to approve the Membership Change Proposal as submitted. Motion carried by the following vote: Aye – Krayer, Stoffel, and Pregler. Nay – None. Abstain – Vincent (due to technical difficulties preventing his participation).

Election of Officers

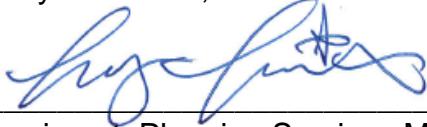
Staff Member Olson explained that though elections are regularly in July, Chairperson Pregler has served more than two years, so it's necessary to have an election. Members would hold these positions until July when regular elections would be held.

Commissioner Vincent offered to serve as Chairperson. Motion by Stoffel, seconded by Krayer, to elect Vincent to the role of Chairperson. Motion carried by the following vote: Aye – Krayer, Stoffel, Vincent, and Pregler. Nay – None.

Chairperson Pregler nominated Commissioner Krayer for Vice Chairperson, and Krayer accepted. Motion by Pregler, seconded by Stoffel, to elect Krayer to the role of Vice Chairperson. Motion carried by the following vote: Aye – Krayer, Stoffel, Vincent, and Pregler. Nay – None.

ADJOURNMENT: Motion by Vincent, seconded by Stoffel, to adjourn the January 20, 2021 Long Range Planning Advisory Commission meeting. Motion carried by the following vote: Aye – Krayer, Stoffel, Vincent and Pregler; Nay – None.
The meeting adjourned at 5:40 PM.

Respectfully submitted,



Wally Wernimont, Planning Services Manager

10-20-2021

Adopted