



HISTORIC PRESERVATION FUND COMMITTEE

Minutes

April 8, 2019

City of Arts & Innovation

April 8, 2019, 2:00 p.m.
3rd Floor, Large Conference Room
City Hall, 3900 Main Street

COMMITTEE MEMBERS PRESENT: Councilman Mike Gardner, Philip Falcone, Jennifer Gamble
Steve Lech, Charles Tobin

STAFF PRESENT: Mary Kopaskie-Brown, City Planner
Anthony Beaumon, Deputy City Attorney
Scott Watson, Associate Planner
Frances Andrade, Project Assistant

Chairman Gardner called the meeting to order at 2:30 p.m.

COMMENTS FROM THE AUDIENCE:

There were no comments at this time.

DISCUSSION CALENDAR:

Discussion and Recommendation on Reseeding the Historic Preservation Trust Fund and Potential Modification to the Historic Preservation Grant Program. This item has already gone to Governmental Affairs Committee and would now go directly to Council.

Scott Watson, Associate Planner, gave an update to Council on the Historic Preservation Fund Committee.

Committee Member Tobin asked if the recommendations had been vetted by the City Manager's office.

Mary Kopaskie-Brown, City Planner, replied that they have not but it is something staff can do if the Committee requests it.

David Welch, Community & Economic Development Director, inquired about the "reseeding" recommendations. What will be forwarded to City Council? How much is expected to be generated from these "reseeding" ideas.

Ms. Kopaskie-Brown noted that the draft report before everyone today is what would be forwarded to Council. The next step will be determined once direction from the City Council has been received.

Committee Member Tobin suggested separating the grant and loan programs into two separate paths forward. Keep the recommendations for restructuring the grant program and make a separate loan program. He noted that the establishment of the foundation to enable donations and the loan program may require some changes to Title 20. He noted that the foundation and loan programs are being added as two separate programs and separating them from the grant program may be easier to understand.

Chair Gardner noted that the mitigation banking could be a source for either a loan or grant program.

Ms. Kopaskie-Brown added that building code violations from historic properties could also be diverted into this fund.

Mr. Welch noted that this would need to be sorted out, this shouldn't go to Council without knowing the impacts.

Ms. Kopaskie-Brown indicated that they can work with Code Enforcement to find out how many violations exist on historic properties.

Chair Gardner stated City Council guidance would need to weigh in because the way it reads now, any building over 50 years old, but not everything over 50 years old is historic. He suggested that another issue to quantify was the number of city owned (General Fund) properties existed. If staff can provide a rough number and take a stab at the value of these properties, this could be educational to City Council. Maybe City Council would be amenable to at least discuss taking a portion of the sale of historic city properties and allocating an amount to the Historic Preservation Fund.

Mr. Welch noted that there weren't a lot of those properties out there.

Ms. Kopaskie-Brown stated that her staff will work with Real Property Services to quantify these structures. Staff will also work with Code Enforcement with regard to code violations on historic properties. The Committee also mentioned Mitigation banking, she wasn't sure how to quantify this but perhaps staff can research how many historic properties have been redeveloped and apply a percentage of development costs and see what this looks like.

Chair Gardner suggested a surcharge on development fees, an additional development fee to fund this.

Ms. Kopaskie-Brown noted that this was on the list but was removed at a previous meeting.

Chair Gardner stated he would be willing to talk about this and put it back on the list but he did not believe it would go very far.

Committee Member Lech thought this was a good idea, why was it taken off.

Ms. Kopaskie-Brown recalled that the surcharge would have to go to Council and requires review/approval of the fee schedule. The Committee had thought it would not meet with agreement from the development community or that City Council would support it. She stated this can be added to the list again and asked that the Committee provide that direction.

Chair Gardner asked for clarification from legal counsel about this suggestion.

Anthony Beaumon, Sr. Deputy City Attorney, stated that development impact fees have to be reasonably related to an impact directly from a development. As long as we stay within that zone of reasonability, you might not have to go to a vote under 218 but the farther away you get from that core cause the more likely you are to require 218 compliance.

Committee Member Falcone arrived at this time.

Committee Member Tobin suggested this discussion do another cycle internally within city management before proceeding City Council for concurrence with the City Manager's Office. This should be continued another for another quarter.

Chair Gardner pointed out this will not be placed on the City Council agenda without concurrence from the City Manager's office.

Ms. Kopaskie-Brown stated that this can be postponed another 3 months to discuss the fees with the City Manager's Office if the Committee requests it and provides this.

Committee Member Lech and Falcone stated they did not want to push it off further.

Ms. Kopaskie-Brown stated that staff needs the Committee provide direction on how staff should proceed. Staff can discuss the potential in change to the fee schedule with the City Manager's Office and see if it should be added. We can also see what we can quantify with regard to these recommendations to the greatest extent possible without just grabbing a number out of thin air.

Committee Member Tobin addressed the loan program and a possible connection to the Housing Authority. The Housing Authority has similar programs and inquired if they work with a private lender for those programs that the Historic Preservation Fund could possibly work with as well to process the loans. The Historic Preservation fund could go through the process of selecting a lender rather than the city bearing the workload.

Mr. Welch noted that the Housing Authority handles this internally.

Chair Gardner stated the Committee would be well served moving forward to City Council with what they have. Under the current process, the City Manager's Office will review this and if it is dramatically different, this Committee may want to call special meeting. If it is just massaging what will be presented to City Council, then then it should proceed under the normal process. He did not think that the City Manager's Office would make any major changes to it.

Committee Member Tobin asked if the Committee couldn't make a recommendation more than just receive and file.

Mr. Watson stated that the recommendation was, receive and file, and provide direction.

Chair Gardner stated this was standard language. The direction can be pursue this, draft an ordinance, change rules, all of this can be addressed by the recommendation.

MOTION: Committee Member Lech motioned to move forward with this presentation to the City Council.

SECOND: Committee Member Falcone

MOTION CARRIED: unanimously.

AYES: Falcone, Gamble, Gardner, Lech, Tobin
NOES: None
ABSTENTION: None

MINUTES

The Minutes of January 4, 2019 and February 20, 2019 were approved as presented.

MOTION: Committee Member Lech to approve the minutes of January 4 and February 20, 2019 as presented.

SECOND: Committee Member Gamble

MOTION CARRIED: unanimously.

AYES: Falcone, Gamble, Gardner, Lech, Tobin
NOES: None
ABSTENTION: None

COMMUNICATIONS

Mr. Watson announced that Ms. Stegman's request was approved by the City Council.

Committee member Lech announced he would be out July 2 through 17, 2019. Due to the Fourth of July holiday, the Committee agreed to reschedule the July 8th meeting until after the 17th.

ADJOURNMENT:

The meeting was adjourned at 2:47 p.m.