



Memorandum:

TO: Mayor Gunderson and City Council Members

FROM: Nolan Wall, Planning/Community Development Director

DATE: February 19, 2019

SUBJECT: Garceau Corner Task Force

Recommended Council Action

Staff recommends the City Council authorize staff to establish and recruit members to the Garceau Corner Task Force.

Background

The City Council discussed various options concerning redevelopment of the Garceau Corner properties at the February 5 workshop. Staff was subsequently directed to bring back a scope and recruitment process for a community Task Force to advise the City Council. There is no potential project looming, so this is the opportune time to engage with the public in an attempt to build community support for the future use of the properties.

Staff Recommendation

Staff recommends the City Council review the proposed scope and membership of the Task Force and provide direction on the process.

Scope

Staff proposes the following scope for the Task Force:

Meeting	Discussion	Guest(s)	Outcome
One	Property history, environmental background, and financial information	AET	Inform the group on the history of the city's involvement, environmental issues, and general information on TIF and other redevelopment tools.
Two	Commercial/Re-use development scenarios	TBD – Commercial Real Estate Broker(s)	Discuss new commercial use viability and potential re-use options, including the current/future development market.
Three	Residential development scenarios	TBD – Residential Developer(s)	Discuss new residential use viability for low, medium, and high-density developments, including the current/future development market.
Four	SWOT Analysis of all scenarios	N/A	Review of previous discussions and recommendation to the City Council.

It is anticipated that monthly meetings (or more) will be conducted, since it will take time to coordinate guests and respond to any questions from previous discussions. Additional meetings may be necessary if certain ideas and questions require more discussion and/or research. Overall, staff thinks it is realistic to assume a four-six month timeframe for the Task Force to make a recommendation, but we are hopeful the process can be as efficient as possible.

Membership

Staff recommends the following membership structure:

- City Council Liaison (plus alternate)
- Planning Commission Liaison (plus alternate)
- VHEDC Liaison (plus alternate)
- Neighborhood Residents, within 500 feet (2 plus alternate)
- Non-neighborhood Residents (2 plus alternate)
- Local Business Owner (1)
- Local Real Estate Broker (1)

As proposed, the Task Force would include nine regular members and five alternates. City Administrator Kevin Watson and I would be the city staff support and would work with the VHEDC Executive Director to recruit guest speakers. Staff recommends starting the recruiting and interviewing process immediately, with the Task Force convening in the spring, depending on availabilities.