



City Council
May 1, 2018

Addendum #1
Public Comments Received from
April 26 to the morning of May 1

From: [JEFF MEIER](#)
To: [City Council](#)
Subject: Mill Site PUD Extension
Date: Monday, April 30, 2018 6:15:44 PM

Good evening,

I live at 470 County Rd, 2 doors South of the Mill Site. When I purchased my home in 2013, I was excited to see the plan to stabilize the grain elevator and the development plan for all 3 parcels. I have appeared before Council a number of times with my support of the development and have talked with Randy & Erik numerous times about their plans.

5 years later I am still supportive of the development but share the frustration of my neighbors that very little has been accomplished since 2016. At the April 12th Planning Commission Meeting, Erik referenced the flood zone as the reason that they have taken no action to develop their property. He admitted that they have done virtually no marketing to secure tenants for any of the 3 buildings. He also commented that they are planning on asking for additional Historic Preservation funds to enhance the grain elevator. When questioned by one of the Planning Commissioners on what they would do if they were not granted additional funds, Erik commented, 'well then the building will stay as it is'.

Randy commented that he is extending the lease on his warehouse at "warehouse rates". One can assume that he has no immediate plans to develop the warehouse beyond what it currently is.

While I do not suggest that an extension of the PUD be denied, I hope the City can place restrictions and/or requirements that the development DOES move forward in a timely manner. Is it possible to extend the approved PUD for less than 3 years?

Thank you for taking positive action to bring this development to fruition.

Sincerely,

Jeff Meier

From: [Andy Treharne](#)
To: [City Council](#)
Subject: Agenda Item 8C - Louisville Mill Site PUD
Date: Monday, April 30, 2018 4:25:13 PM

City Council Members,

My name is Andy Treharne and I live at 547 County Rd., directly across from the Louisville Mill Site. As you consider the developers' request to extend the approved Planned Unit Development for an additional three years, I ask that you consider the following comments:

- As a neighbor that is directly impacted by development of the Mill Site, I continue to be extremely supportive of the PUD that was approved by the Council in 2015.
- However, I am extremely concerned with the applicants' apparent inability to initiate and execute the project since the PUD was approved in 2015 and I don't think it's unreasonable to question whether this will change over the next three years.
- Given that public has invested significant taxpayer resources into making the Mill Site commercially viable for a private developer's direct benefit, I would find it reasonable to make extension of the PUD contingent on the applicants' commitment to moving the project along in a timely fashion. At a minimum, it is both fair and reasonable for the City to require the applicants to document their efforts to market the project to potential investors and attract prospective tenants and report periodically to the Council. If done correctly, this contingency can be structured in a way that respects the confidentiality of the private parties involved while ensuring transparency that is appropriate given the public's investment in the project.
- As the Mill Site redevelopment remains in limbo, it's my hope that the Council will encourage the applicants - regardless of whether the extension is granted - to continue taking incremental steps to improve the appearance of the property. After numerous complaints by neighbors in the summer of 2016, the applicants took a number of steps to improve the appearance of the Mill and the lot. Since that time, nothing significant has taken place and the property appears set to become overrun with weeds again this summer. I recognize that the applicants attempted to plant grass seed on the lot last summer, but quite frankly, their half-baked plan to water the seeded area with a single hose sprinkler from an adjacent property seems emblematic of their approach to the entire development project.
- As you consider the applicants' request, I encourage you to make your decision based on whatever course of action you believe will get this PUD off the ground as soon as possible. Many of my neighbors believe that denying the application will incentivize the applicants to initiate the project in earnest. Others have argued that denying the extension will make it more difficult to get things going. Both of these perspectives seem reasonable, so I request that whichever way you vote, you do so with the intention of making the Mill Site a public space that adds value to our town as soon as is reasonably possible. Developing the properties identified in the PUD will not only add to our city's cultural and historical legacy, it will also help to realize the investment that we've made in the Mill Site and generate tax revenue for essential services once it's been occupied and used to its full potential.

Thank you for your consideration and your service to our town. If I can be helpful, please feel free to contact me via email or at the number below.

Sincerely,

Andy Treharne
303-250-8112