

VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES

Wednesday, November 3, 2021 1:00 P.M.

(<https://us02web.zoom.us/j/84548839632?pwd=RllwbyBRb2ZjT0lqTVBTdXB6eDd1Zz09>)

MEETING WAS CALLED TO ORDER AT 1:03 P.M. THOSE IN ATTENDANCE:

Ben Anderson, Chairperson
Mike Bonner
Casey Carlson
Ron Colbert
Tim Hoffman
Brian Haight
Randy Jackson
Ryan Shrack, Community Development Director
Angie Basden, Community Development Assistant
Brent Clark, City Administrator

APPROVAL OF DRAFT MINUTES

Motion was made by Board member R. Colbert and seconded by Board member R. Jackson to approve the meeting minutes for October 6, 2021. Motion was unanimous.

OLD BUSINESS: None

NEW BUSINESS:

- A. Review draft renewal resolution for City's Housing Incentive Program/Commercial Housing Incentive Program
- R. Shrack explained that the current the Housing Incentive Program is set to expire at the end of this year. City staff has reviewed the status of these programs and is recommending approval to renew for 2 years until the end of December 31, 2023. He is requesting the Board's input before it goes to City Council on November 16, 2021 for review and approval. He recapped that the program provides 100% rebate of the City portion of general property taxes to homeowners of newly constructed residential homes in the City Limits of Valley Center for 5 years, and for new Commercial Housing (duplex, triplex, etc.) for 3 years. However, Commercial applications are reviewed and approved by City Council, and Residential rebates are handled through the Community Development Dept. Currently, there are 47 residential families enrolled in the Housing Incentive Program and none in the Commercial Program. He noted there are several new multi-family commercial projects going on and he looks for that to change. R. Shrack shared that other communities have discontinued such programs, however the City of Valley Center wants to remain a competitive market, so will continue to offer these housing incentive programs.

Board members asked several questions about the program and R. Shrack explained the process of how it works for approvals.

A motion was made by Board member R. Jackson and seconded by Board member T. Hoffman to approve renewal of both programs, motion passed unanimously.

- B. Residential/Commercial Developments Update
- Shrack stated that the 3 development areas are moving forward.
- Cedar Ridge- in process of getting petitions done to start work on water lines and streets.
- Hidden Valley- final plat was approved by City Council last night and they are starting on their petitions for water and streets. There will be 61 lots for single-family homes and to break ground in

early spring of 2022.

TIF district- known as Trail's End- the final plat will go before the Planning and Zoning Board at the November meeting and then to City Council in December.

Riverdell Addition- five building permits have been issued and is moving along.

Builders FirstSource- looking forward to them opening in the new year. R. Jackson gave an update and confirmed they are hoping to be fully open by February.

Board Chairperson Andersen inquired about the TIF district for the drainage area north of Prairie Lakes. Per R. Shrack, they are still waiting on the State's approval for the dirt work. City staff will be meeting in a couple weeks with Tim Austin for design and concept. He mentioned that Tim Austin said that once they receive approval the dirt work, would take around 5 months to complete. R. Shrack explained that it will be a unique neighborhood and that the City is in discussions with what that final area will look like since the area to the north and south of the drainage basin will eventually be deeded over to the City for a recreational area for our residents.

C. General Discussion

R. Shrack and B. Clark gave an update on the reconstruction of Ford St., which should begin in Spring 2022.

R. Shrack had two items:

-At the Dec. board meeting, the board will need to nominate and vote on a new chairperson to serve in this role for the 2022 calendar year.

-Up for renewal are M. Bonner and C. Carlson as their 2-year terms are up at the end of December 2021. They have the option to renew or allow their position to open up to another community member.

The next board meeting will be held on Wednesday, December 1, 2021, at 1:00 P.M. via Zoom.

ADJOURNMENT

Motion was made by Board member B. Haight and seconded by Board member R. Colbert to adjourn the meeting. Motion was unanimous. Meeting adjourned at 1:27P.M.

Respectfully submitted,

Ryan W. Shrack, Secretary