

Village of Balsam Lake
Smart Growth & Economic Development Commission
Monday February 8, 2016 11:00 am – 12:30 pm

Meeting called to order by Jeff Reed.

Members present: Jeff Reed, Caroline Rediske Absent: Glen Jones
Volunteer members present: Steve Williams, Chris Sondrol, Ryan Flaherty
Others present: Dave Rasmussen, Tom Thompson, Chris Nelson

Discussion was held with Dave Rasmussen, MSA regarding the Downtown Redevelopment Project Draft Blight Criteria. To define blighted buildings or parcels in downtown Balsam Lake any building or parcel meeting one or more of the following conditions:

1. Physical deterioration of buildings and properties.
2. Abandonment of properties, unusual lots, and nonconformities.
3. Chronic high occupancy turnover rates or chronic high vacancy rates in commercial or industrial buildings.
4. Significant declines in property values or abnormally low property values relative to other areas in the community.
5. Known or suspected environmental contamination.

Four maps were reviewed and discussed:

1. Downtown Redevelopment Plan Boundaries.
2. Downtown Redevelopment Plan Zoning.
3. Downtown Redevelopment Plan Improvement Value to Land Value Ratio.
4. Downtown Redevelopment Plan Existing Land Use.

Dave Rasmussen proposes to make the following changes to the maps:

1. Approve the blight criteria by defining improvement value to land value ratio 2.1-3.0 and 3.1-4.0.
2. Revise the zoning map to the most current zoning.
3. Incorporate the county highway department buildings into the downtown redevelopment plan.
4. Identify blight properties within the downtown redevelopment plan.

Motion by Steve Williams to adjourn. Seconded by Ryan Flaherty. Carried.

Lori Duncan, Clerk Treasurer