



The City of Vadnais Heights
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**First Meeting of the
Garceau Corner Task Force**
Wednesday, May 29, 2019 – 6:00 p.m.
City Hall/Site Tour
A G E N D A

1. Welcome – Mayor Gunderson
2. Introductions – Cathy Bennett (Facilitator)
3. Task Force Goals and Member Expectations
4. Set Proposed Future Meeting Dates – One meeting per month (4th Wednesday)
 - a. June 26th
 - b. July 31st
 - c. August 28th
 - d. September 25th
 - e. October 30th (if necessary)
5. Site Tour (please wear appropriate shoes/clothing)



Memorandum:

TO: Garceau Corner Task Force Members

FROM: Nolan Wall, Planning/Community Development Director

DATE: May 29, 2019

SUBJECT: Garceau Corner Task Force Scope

Below is the proposed scope for the Task Force:

Meeting	Discussion	Guest(s) Speakers	Outcome
One	<ul style="list-style-type: none"> • Site tour • Member introductions • Discussion of expectations • Future meeting scheduling 	<ul style="list-style-type: none"> • Welcome by Mayor Gunderson 	<ul style="list-style-type: none"> • Existing conditions review • Solicit feedback on scope • Housekeeping/distribution of materials • Identify scenarios to discuss in the future
Two	<ul style="list-style-type: none"> • Property history • Environmental background • Financial information 	<ul style="list-style-type: none"> • City Staff • AET • Ehlers 	<ul style="list-style-type: none"> • History of city's involvement • Identify environmental constraints • Review of TIF and other redevelopment tools
Three	<ul style="list-style-type: none"> • Restaurant potential • Building re-use potential • Mixed use potential • Retail potential • Commercial/office potential 	<ul style="list-style-type: none"> • Restaurateur • Retail developer • Commercial/office developer 	<ul style="list-style-type: none"> • New commercial use viability • Potential re-use options • Current commercial market trends
Four	<ul style="list-style-type: none"> • Single-family potential • Townhome potential • Senior housing potential • Apartment/condo potential 	<ul style="list-style-type: none"> • Single-family/townhome developer • Senior housing developer • Apartment/condo developer 	Discuss new residential use viability for low, medium, and high-density developments, including the current/future development market.
Five	Work session to develop recommendations	None	Recommendations and prioritization of future uses to the City Council.