



CITY of CRYSTAL

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Posted: March 13, 2026

City Council Meeting Agenda
Tuesday, March 17, 2026
7 p.m.
Council Chambers/Zoom Meeting

The city manager's comments are bolded.

1. Call to Order, Roll Call, and Pledge of Allegiance
2. Approval of Agenda
The council will consider approval of the agenda.
3. Appearances
 - 3.1 Representatives from AGAPE Ministry will share about their work.
4. Consent Agenda
The council will consider the following items, which are routine and non-controversial in nature, in a single motion:
 - 4.1 Approval of the minutes from the following meetings:
 - a. The city council meeting on March 3, 2026.
 - b. The city council work session on March 3, 2026.
 - 4.2 Approval of disbursements over \$25,000 submitted by the finance department.
 - 4.3 Approval of the list of license applications submitted by the city clerk.
 - 4.4 Adoption of a resolution authorizing the purchase of chairs for the Crystal Community Center.
 - 4.5 Adoption of a resolution authorizing a grant application to the Minnesota Department of Natural Resources for improvements in Valley Place Park.
 - 4.6 Adoption of a resolution authorizing three agreements related to development of an apartment building at 6000 56th Ave. N.: A site improvement agreement with Lotus Pointe GP, LLC and Woda Cooper Communities III, LLC, a license agreement for vegetation maintenance and replacement with Lotus Pointe Limited Partnership, and an agreement for maintenance and right of entry for stormwater facilities with Lotus Pointe Limited Partnership.
 - 4.7 Gambling funds update.

5. Open Forum

(The city council appreciates hearing from citizens about items of concern and desires to set aside time during each meeting for open forum. To provide ample opportunity for all, speaking time is limited to three minutes and topic discussion is limited to ten minutes. The mayor may, as presiding officer, extend the total time allowed for a topic. By rule, no action may be taken on any item brought before the council during open forum. The council may place items discussed during open forum onto subsequent council meeting agendas.)

6. Public Hearing

6.1 The council will open a public hearing to receive comments, and the council will consider a resolution approving a tax increment financing (TIF) plan and creation of TIF District No. 6 for redevelopment of the Wells Fargo site at 7000 56th Ave. N.

Yellow Tree has requested TIF assistance to develop a 5 story, 178 unit, market rate apartment building on the Wells Fargo site. Construction would begin in July 2026 and be completed in late 2027. The development would increase the site's market value by \$38,924,000 (from \$1,126,000 to \$40,050,000) and its annual property taxes by \$666,499 (from \$30,301 to \$696,800).

The TIF district would expire after 26 years, but the proposed assistance to the developer is 10 years of increment in the form of a pay-as-you-go note. The city may also use TIF funds for public improvements serving the development, but those are estimated at only 1-2 years of increment. Once these financial obligations are satisfied, the city may either decertify the district or continue to collect increment to use for qualifying affordable housing activities.

After holding the public hearing, the Council is asked to adopt the resolution approving the TIF plan and creation of the district.

7. Regular Agenda

7.1 The council will consider the first reading of an ordinance amending the zoning map to expand the Town Center base district.

The proposed rezonings are connected to the Town Center Vision Plan (TCVP), which the City Council developed with a consultant during 2025 and approved on Feb. 17, 2026. The plan describes a long-term vision for how the Town Center area could gradually develop over the next 25 years. Before starting the planning process, the Council adopted a one-year moratorium on certain development review applications within the Town Center Core (TC) and Town Center–Planned Development (TC-PD) areas to give time for the plan to be finalized. As part of putting the TCVP into action, several properties currently within the TC-PD overlay would be rezoned to TC and removed from the overlay district.

At its March 9 meeting, the Planning Commission unanimously recommended approval of the proposed rezonings of several properties into the Town Center Core (TC) district. The public hearing was legally noticed, and one resident attended, asking questions about the potential impacts of future redevelopment on nearby residential neighborhoods, but did not express opposition to the proposal. City Council approval of the first reading is requested, with the second reading and adoption scheduled for April 7.

8. Council Comments and Announcements

- a. The next city council meeting is Tuesday, April 7, at 7 p.m. in the council chambers at city hall and via Zoom.
- b. The Crystal Police Department Open House is Saturday, May 2 from 10 a.m. – 1 p.m. at 4141 Douglas Dr. N.
- c. The city is accepting applications for several volunteer positions on our boards and commissions. We have openings on the Sustainability Commission, Inclusion and Diversity Commission, Planning Commission, Parks and Recreation Commission, Charter Commission, Employee Review Board, and the METRO Blue Line Extension Community and Business Working Group. For more information, please visit go.crystalmn.gov/volunteer.
- d. City council meetings and work sessions are open to the public. Current and previous meetings are available for viewing and listening at www.crystalmn.gov.

9. Adjournment

**Denotes no supporting information included in the packet.*

Have a great weekend; stay healthy. See you at Tuesday's meeting.