

Memorandum

To: Mayor and City Council

From: Mark Kaltsas, City Planner

CC: Jacob Kolander, City Administrator

Date: April 27, 2026

Re: City Council Monthly Planning Report – April 2026

Meetings/Correspondence:

- One (1) EDA Meeting to review 5370 Highway 12 open space townhome proposal.
- One (1) City Council meeting to review downtown redevelopment final agreements.
- One (1) meeting with potential development group of the vacant property located adjacent to 5370 Highway 12. Discussed possible residential development scenarios and reviewed concept plans and potential redevelopment TIF qualifications.
- One (1) meeting with TIF consultant and TIF architect to review possible TIF for 5370 Highway 12 redevelopment scenarios. Did a quick site visit to confirm site condition.
- One (1) meeting with potential developer/redeveloper for 1635 Delano Ave. and property owner representatives. Discussed a wide mix of potential uses and or reuses of the property and provided guidance and context relating to the downtown redevelopment/comprehensive plan vision.
- Continued correspondence with downtown developer, engineer, TIF consultant, City Attorney and Environmental consultant to finalize many remaining pieces of the development. Prepared environmental documents for grant application.
- Prepared two floor plans and concept layouts for a possible city hall/library building at both the city owned campus property and on the library property.
- Continued working on miscellaneous planning issues relating to code enforcement, sign permit questions, accessory structure/sheds setback questions and potential land use questions.