

**MINNETONKA ECONOMIC DEVELOPMENT AUTHORITY  
MEETING MINUTES**

**Tuesday, January 14, 2003  
6:00 P.M.**

**\*\*Gray's Bay Room\*\*  
Minnetonka Community Center, Upper Level**

**1. CALL TO ORDER**

EDA President Peter St. Peter called the meeting to order at 6:06 p.m.

**2. ROLL CALL**

Commissioners present: Dan Duffy, Dave Larson, Peter St. Peter, Ken Tauer, and Bob Walker.

City staff present: Ron Rankin and Elise Souders.

Others present: Al Thomas.

**3. APPROVE MINUTES**

Tauer moved, Larson seconded a motion to approve the minutes of the November 19, 2002 EDA meeting. All voted "yes." Motion carried.

**4. STAFF REPORT**

Rankin introduced Al Thomas as the new City Council representative to the EDA, replacing Linda Koblick and joining Ken Tauer, who is expected to be reappointed as a Council representative to the EDA. Thomas' appointment will officially be made on January 27<sup>th</sup>, as will the appointment for the second vacancy.

Souders reviewed the remaining staff report items, including the Glen Lake Planning Study, WHAHLT, the Southwest Rail Study, and Dial-a-Ride. Discussion followed regarding the upcoming events, meetings, and the attachments.

## BUSINESS ITEMS

### 5. DISCUSSION OF THE 2002 ANNUAL REPORT AND 2003 GOALS FOR THE EDA

Rankin introduced the item and reviewed the information included in the memo, noting the statistical information and goals for 2003. New development proposals were also mentioned, and Rankin asked for feedback on the goals and anything else that should be included.

Tauer noted the statistics showing the diversity in the Hopkins School District compared to the Minnetonka and Wayzata School Districts. St. Peter said the Hopkins School District took a larger allocation of open enrollment students from Minneapolis, and perhaps that is the reason why there is more diversity.

Rankin commented on the doubling of traffic on I-394 in the past ten years. Thomas also talked about the increases in traffic expected in the future along I-494.

Discussion followed regarding how expansion and buffering might occur to make three lanes in each direction as well as how the City should react to this. St. Peter recommended that the goal "Identify opportunities for transit improvements" should be expanded to "Identify opportunities for transit and transportation improvements."

Duffy mentioned the age of the population and how the number of young adults is decreasing, and how this may eventually impact the school systems. St. Peter noted the housing needs study stated new housing built should not be skewed to only senior units, but instead, it should be a mix. Tauer mentioned that building for seniors may free up current housing for younger families. Rankin talked about a similar situation that occurred in Minnetonka in the 1960's and 1970's. Walker said this could be part of a cycle that will eventually devalue homes. Duffy mentioned the possibility of creating incentives for people to move to Minnetonka.

St. Peter said the Neighborhood Renovation Program should be reviewed to see if it is worth keeping. Tauer cited the number of homes over forty years old and said why the program should be available. There was discussion on how the program worked and what was accomplished. Tauer mentioned that staff costs should be taken into consideration as well when deciding whether or not to keep the program.

St. Peter said if there were other goals, or changes to the ones listed, that commissioners should bring those comments back to the next meeting or contact staff.

## **6. DISCUSSION ON RENTAL HOUSING REGISTRATION/LICENSING AND MAINTENANCE CODES.**

Rankin reviewed the concept and mentioned the City does use the 1985 Uniform Housing Code; however, the code does not cover everything. It was mentioned that there is a new building maintenance code coming online soon, which may prove to be more appropriate.

Duffy asked if a rental license requirement is implemented, whether every unit would have to be regulated. Rankin answered it could be done in any way that the City chose to do so. He also said that the purpose was just to bring the concept forward, and no decisions would need to be made on the idea right away.

Tauer cited from the information one of the benefits to having a registration system is that it makes identification of the property owner easier. He inquired if it was tough to do that now. Rankin answered that the tax records are correct, so it really is not a problem.

Tauer discussed how the licensing and maintenance code subjects came forth, and said the City should have the ability to go into a unit if there is a life-threatening situation. Discussion followed regarding under what circumstances the City may enter a unit.

Thomas inquired if there were other agencies that also require a rental license, since duplication of staff time, fees, and enforcement questions may come about. Tauer also mentioned that with a rental license it may be possible the City would then be the first one called in some of the situations.

Duffy said the City should wait for the new building code to be adopted and see what may change before any decisions are made. St. Peter mentioned there will be some specific instances where there is a gap in what is covered. When these situations arise, he said, then the City should create a special ordinance so that they may be able to enter the unit, instead of creating a rental license.

Walker asked about the frequency of calls staff receives regarding maintenance issues. Rankin responded there are a few calls a month regarding structural issues and damage deposits. Most landlord/tenant issues are referred to HOME Line, he said. Walker also inquired if any of the fire/life safety issues have been seen by the fire department. Rankin said the fire department regularly inspects commercial and multi-family residences.

Tauer said what is lacking is the outright authority for the City to look at life threatening issues. St. Peter said this should be dealt with on an as-needed basis through special ordinances.

## 7. OTHER BUSINESS

St. Peter mentioned that every year the EDA has an annual social dinner. In the past he said it has been in January, but because there was still two vacancies this year, it was decided it was better to have the dinner in February so the new commissioners could attend. It was recommended that the annual EDA dinner be held on February 18th in lieu of the February meeting, and those with conflicts should let staff know as soon as possible. EDA commissioners would be notified later on of an exact date, time, and place.

## 8. ADJOURN

Tauer moved, Larson seconded a motion to adjourn the meeting at 8:15 p.m. All voted "yes." Motion carried.