

**MINNETONKA ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES**

**June 10, 2003
6:00 P.M.**

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

(The EDA toured the Public Works facility and Marketplace Lofts in downtown Hopkins before returning to discuss the remaining business items).

1. CALL TO ORDER

EDA President Peter St. Peter called the meeting to order at 8:00 p.m.

2. ROLL CALL

EDA Commissioners present: Paula Chatterjee, Dan Duffy, Dave Larson, Bunny Robinson, Peter St. Peter, Ken Tauer, and Al Thomas.

EDA Commissioners absent: Bob Walker.

Staff present: Ron Rankin and Elise Souders.

Others present: Resident Winnie White Scherber.

3. APPROVE MINUTES

Larson moved, Thomas seconded a motion to approve the minutes of the May 13, 2003 EDA meeting. All voted "yes." Motion passed.

4. STAFF REPORT

Souders reviewed the staff report items, including Minnetonka Boulevard/County Road 101, the Southwest Rail Study, Dial-a-Ride, Crown Ridge, and upcoming events and meetings.

There was discussion on what the outcome of the Southwest Rail Study would be and how current policy makers may focus more on funding for highways than transit. Duffy, who is a member of the study's Policy Advisory Committee, stated even if the work done now is not used immediately, it would be helpful in the future.

Tauer asked if the ridership numbers shown for Dial-a-Ride were considered to be good. Souders replied the morning and afternoon rush hour times are always booked, but the middle of the day times are slower. Thomas inquired about how the service is being advertised. Discussion followed on possible ways to advertise Dial-a-Ride and how to connect up with services in Wayzata.

Several EDA Commissioners said they did not want Crown Ridge to have a negative reputation and they would still like to support the positive things that are happening there. Robinson asked what the average rents are. Staff responded they would find out this information and get back to the EDA at the next meeting.

During the tour, the EDA Commissioners discussed how the electronic packet worked this month. Some noted they could not receive it because it was too large for their inbox. Rankin mentioned there are requests from the public to place the agenda and minutes on the web. Commissioners said this could be a way to receive their packets and they could then print out the information they desired.

Commissioners also discussed what times would work to tour Clover Ridge in Chaska, since the August meeting date would not work with Chaska staff. Staff said they would try for either July 22nd or July 29th and get back to Commissioners on the exact date.

BUSINESS ITEMS

5. RESIDENTIAL OVER OFFICE/RETAIL DISCUSSION FOLLOW-UP: TOUR MARKETPLACE LOFTS IN HOPKINS

Prior to reconvening at the Community Center, the EDA Commissioners toured Marketplace Lofts in Hopkins. Colleen Carey of the Cornerstone Group met on site with the Commissioners and briefed the group about how the project is going before touring the inside of the building.

6. DISCUSSION REGARDING PROACTIVE APPROACHES TO DEVELOPMENT

Rankin gave the background and said there were two ways to approach redevelopment, either through a traditional, proactive approach or through a passive, reactive approach. In addition, there is also the involvement of the community through visioning sessions or other ways to gather public input on how redevelopment should occur. Rankin said this discussion was to see what the initial reactions to proactive redevelopment are, and if there is interest then staff can arrange to have guest speakers come in and talk to the EDA.

St. Peter asked how the Parkers Lake Condominium project fits into these approaches to redevelopment. Rankin explained the Parkers Lake Road

Condominium proposal for those not familiar with it and said that this site was one of the few isolated places for higher density. Discussion followed on where other potential sites for redevelopment could occur.

Tauer said he would be in favor of the City taking a more proactive approach if it was not so controversial. He said he felt that lately with new redevelopment projects, things seem to be getting more intense. Rankin said the controversy will always be there, but the education and community input seem to be important too. He gave the example of St. Louis Park and their community visioning sessions for the Excelsior and Grand project.

Duffy said there were two key points. The first is workforce housing—the need for it in the community and how to educate the public on the issue. The second point, he said, is density and helping people understand the benefits it can have in the community. Duffy gave the example of The Sanctuary and how people believe there is too much density for the project, even though it is relatively low compared to other projects.

Scherber said one of the arguments with The Sanctuary is that it was originally discussed to be guided medium density; however, it was actually guided low density, and now the developer is coming back asking to reguide it to medium density. Tauer thought this project was a good application of reguiding, and he said not every neighborhood will be happy with change. Larson said similar issues were heard at Glen Lake.

Thomas said density and traffic are always two issues that will be brought up. He said he was in favor at looking at some of the approaches to proactive redevelopment. Thomas said in addition to looking at redevelopment opportunities for affordable housing that commercial redevelopment should also be looked at.

Discussion followed on redevelopment for housing and for commercial purposes.

Robinson said that she would lean towards looking at residential redevelopment rather than commercial because of the need for affordable housing and the already large base of commercial in Minnetonka. She said that although residential should be the focus, it does not mean that commercial should not be looked at.

Robinson talked about what happened in Golden Valley with one redevelopment project, and how they did not get the commercial businesses that they wanted. St. Peter added that Golden Valley staff said they did not do enough on the development agreement to control it. Tauer said the prices of rents also limit what retail can go into where.

St. Peter agreed both housing and commercial redevelopment should be looked at, as well as mixed uses. Thomas agreed that Minnetonka cannot be just a community of housing, but that it needs to continue to have commercial uses as well.

Duffy said the Minnetonka Boulevard and County Road 101 intersection would be the best place to have a residential over retail development, incorporating a style that fits with the area. He thought there also needs to be a change in mindset about densities.

Rankin said staff would bring to the EDA more resources on redevelopment and find out what is happening in other cities. Robinson said it would be good to find out about how other communities are educating their citizens on density and how Minnetonka can do this.

7. OTHER BUSINESS

The July 8th EDA meeting has been cancelled, and the next regularly scheduled meeting is Tuesday, August 12th. Staff said they would work on scheduling the Clover Ridge tour and notify all EDA Commissioners of the date.

8. ADJOURN

Robinson motioned, Larson seconded a motion to adjourn the meeting. All voted "yes." Motion passed. The meeting adjourned at 9:10 p.m.