

**AGENDA**  
**MINNETONKA ECONOMIC DEVELOPMENT AUTHORITY**

Tuesday, January 11, 2005  
6:00 p.m.

Boards and Commissions Room  
Minnetonka City Hall, Lower Level

1. Call to Order.
2. Roll Call:

Paula Chatterjee	Peter St. Peter
Dan Duffy	Al Thomas
Dave Larson	Tony Wagner
Bunny Robinson	Bob Walker
3. Approve Minutes of December 7, 2004 EDA Meeting.

**BUSINESS ITEMS**

4. CommonBond funding request for Crown Ridge Advantage Center and contribution of \$6,000 to CommonBond for rent payments of expanded Advantage Center at Crown Ridge.

Recommendation is the EDA recommend to City Council the approval of the CommonBond request and contribution for rent payments

5. Homes Within Reach request for funding.

Recommendation is the EDA recommend to City Council the approval of the request.

6. Staff Report.

7. Other Business.

- A special City Council-EDA Study Session on TIF Basics will be held on Tuesday, January 25. Dinner begins at 6:00 p.m.
- A joint City Council Study Session with the EDA and Planning Commission will be held on Monday, February 7 at 6:30 p.m.
- The next regular EDA meeting is Tuesday, February 8 at **7:00 p.m.** (Following the Shady Oak Road neighbors' meeting 5:00-7:00 p.m.)

8. Adjourn.

***\*\*The mission of the Economic Development Authority is to advise the City Council on matters related to affordable housing, redevelopment, and economic development.\*\****

**Minnetonka Economic Development Authority  
Meeting Minutes**

**Tuesday, December 7, 2004  
6:00 p.m.**

**Mezzanine Conference Room  
Minnetonka City Hall, Upper Level**

**1. CALL TO ORDER.**

EDA President Peter St. Peter called the meeting to order at 6:00 p.m.

**2. ROLL CALL.**

EDA Commissioners present: Paula Chatterjee, Dan Duffy, Dave Larson, Bunny Robinson, Peter St. Peter, Al Thomas, Tony Wagner, Bob Walker.

Staff present: Ron Rankin and Elise Souders.

Others present: Neil Herring and Winnie White Scherber.

**3. APPROVE MINUTES OF NOVEMBER 9, 2004 EDA MEETING.**

Larson moved, Duffy seconded a motion to approve the minutes of the November 9, 2004 EDA meeting. All voted yes. Motion passed.

**BUSINESS ITEMS**

**4. IMPROVEMENT AGREEMENT BETWEEN THE ECONOMIC DEVELOPMENT AUTHORITY AND THE CITY AND HOLIDAY STATIONSTORES, INC., AND MINNWEST CORPORATION.**

Rankin reviewed the staff report and said the City Council approved the agreement. He said the EDA's concerns mentioned at the November 9 meeting are addressed in this new agreement and staff recommends approval.

St. Peter said to remember for future reference that a timetable should be set.

Thomas asked how long the EDA has owned the property and the price paid for it. Rankin replied the EDA has owned the property for five years and paid \$140,000 for it. Thomas said the only problem he has with the project is that the EDA paid a lot of money and is getting nothing in return, which is not a good precedent to set.

Larson moved, Walker seconded a motion to approve the improvement agreement between the Economic Development Authority and the City and Holiday Stationstores, Inc., and Minnwest Corporation. All voted yes. Motion passed.

## **5. FOLLOW-UP ON AFFORDABLE HOUSING ISSUES.**

Rankin said the purpose of the discussion is to review the previous discussions the EDA has had on affordable housing and decide how the EDA wants to proceed. He said the city is seeing changes, such as two empty grocery stores and four empty restaurants, but there have been discussions with developers for the redevelopment of these locations and certain office and commercial sites. Rankin said the housing developers either already understand the city's affordable housing expectations or are made aware of them.

Thomas said when he met with a developer to discuss plans for the possible redevelopment of the Glen Haven shopping center he felt he could sway the developer to do something more creative if there was a way the city could be more involved. He said he also had no information available to give the developer about the ways the EDA and city could possibly help.

St. Peter said meetings regarding redevelopment will happen more often now, with the Shady Oak Road redevelopment as one example. He said the Shady Oak Road area has potential because of the density and higher traffic.

Wagner said because the city does not have an infinite amount of resources that a vision for certain areas of the city should be done as to what the city would like to see happen. He said the Glen Lake, Minnetonka Boulevard/County Road 101, and Shady Oak Road areas were all possibilities for this visioning. St. Peter added County Road 73/Cedar Lake Road as another possibility.

St. Peter said it would be helpful if the EDA knew the economics of using Tax Increment Financing or other financing methods. He said there is still a strong sentiment of using TIF as a development tool.

Thomas requested that affordable housing questions be included on the annual city survey to see if citizens still support using tax dollars for affordable housing. St. Peter said service commercial questions should also be added. Rankin replied affordable housing questions have regularly been included, and looking back over time the support for affordable housing has grown.

Rankin said that when staff talks with developers, city tools and financial assistance may be mentioned if it is appropriate for the location being discussed.

Rankin recapped the key points staff heard during previous discussions and asked if there were additional points not included.

St. Peter said for move-up housing a limitation on square footage of units in higher density projects could be done as part of the negotiating process.

Wagner asked how it might be possible to cycle long-term housing into affordability. St. Peter said that would be an opportunity to work with a non-profit so the units may be affordable longer than 30 years. Wagner mentioned perhaps a homeowner could receive a reverse mortgage or tax credits if they sold their home to the city. St. Peter added the city should have a land trust concept in place in case Homes Within Reach decides not to take affordable housing offered to it.

Thomas asked about the city's housing account. Rankin explained the city has about \$2.3 million in the Livable Communities Account. He explained this account was leftover from the TIF district setup at RidgePointe and The Cliffs and is to be used on housing and livable communities projects. Thomas asked if the city has used this account recently. St. Peter said this fund was used to purchase the EDA-owned property at Highwood Drive and Williston Road, and has also been used for funding for Homes Within Reach.

St. Peter gave the example of 10 to 20 percent affordable units as one of the EDA's standards, but also said the EDA has been flexible before, such as with the Waterstone Place apartments by accepting cash-in-lieu. Duffy asked if it was better to set standards or to negotiate. St. Peter said from a legal standpoint, enforceable standards are better. Thomas suggested that perhaps the EDA should look at basic standards. St. Peter said the EDA has a general standard of 10 to 20 percent affordable, but that standard is based on value and not square footage. He said with that standard, the developers make the market rate units larger and more expensive in order to recoup the profits, which leaves the affordable units out of place and association dues different. Duffy said that is the case with Deephaven Cove where the affordable units are much smaller.

Rankin reviewed the "Be proactive, rather than reactive" key point and asked for comments.

Thomas asked if there is any law that prohibits the EDA from buying property, developing it and selling it for a profit in order to replenish the housing account while providing affordable housing. St. Peter said that is an opportunity, and Thomas suggested it should be explored. St. Peter said the only problem is when the city develops housing it can only remain affordable for 30 years, so that is why a land trust concept is needed that the city can use. He said the Glen Lake area may provide some opportunities for redevelopment.

Rankin went through the "What resources can we use" key point.

St. Peter mentioned that without other resources, it is possible to use the entire housing account on one project. He said it would be helpful to see assessment maps for the areas identified earlier.

Rankin asked if there were other key points the EDA wished to bring up.

Wagner said he has heard regarding mixed-use developments, developers are concerned about the viability of commercial. Rankin said in the Glen Lake area there are some uses that may not be expected, and it raises concerns about whether there are other commercial uses to go in.

St. Peter said in redeveloped commercial properties rents will increase, but if there is a land lease then it may be possible to control what goes in. Rankin said it may be beneficial to have Colleen Carey come in and specifically address mixed-use issues.

Rankin said the purpose of the next section of the report is to identify main issues and create action steps. He reviewed the "Affordable Housing Goals" and said an appropriate step may be to look beyond the numbers and identify what actually needs to be accomplished. Rankin also reviewed the "Demographics" section, and this is important in the context of senior housing.

Souders explained the Senior Housing Regeneration Program, which is a program the Greater Metropolitan Housing Corporation administers for the City of Roseville. Rankin said the City Attorney did not initially see a preferred tenant program to be a problem, but that she would check into it further.

Rankin reviewed the "Housing Demand" section. St. Peter said it may be helpful to see what the rents are for apartments in Minnetonka.

Rankin went over the "Being More Proactive", "Resources", and "Housing Services" sections.

St. Peter asked if there is information on housing programs on the city's website. Souders explained there is limited information, but staff is working with the website coordinator to update and put additional information on the website.

Duffy said there are a lot of older homes in the city which need some fixing. He said this may discourage people from buying these homes and so there should be more publicity of programs. St. Peter added that a monthly article in the Minnetonka Memo could be done, which tells a little about the program and then to refer people to the city's website. Wagner said information could be included in the Hot Topics newsletter. Robinson said programs could be done through continuing education as well.

Rankin asked if there were other items that needed to be brought up. He said if Commissioners agreed with the steps, then staff would work on program implementation on the highest priorities.

St. Peter suggested developing ties with the real estate brokerage community. He suggested getting information on properties that are available within ½ mile of commercial nodes and also to look for additional properties in areas where the city already owns property, such as Baker and Rowland.

Wagner asked if it makes sense to know what areas and goals for types of development in these areas are, so when developers come in then it is easier to address. St. Peter said by having contacts they can tell the EDA what property is available. Wagner said it would also be helpful to know how much retail or housing is needed.

Rankin said sometimes locations are not considered until they actually have a change. He said Lakewinds might be a good commercial use on the bottom level of mixed use. Rankin mentioned there are some things the EDA can do quickly such as having Colleen Carey come in and also to have a TIF 101 review session. St. Peter added the EDA, Planning Commission, and City Council should all review the Sensible Land Use Coalition program on NIMBY projects.

Wagner said it is important to prioritize areas where the EDA would like to be proactive because requests from developers will come in. St. Peter suggested contacting a broker to see if there are other possible areas.

Wagner suggested on the February or March agenda that the EDA review what questions are asked on the annual survey.

St. Peter asked about the status of the Twin Cities Community Capital Fund. Rankin said the target date to start is May 2005.

Larson asked if a brochure should be made to give to developers. Rankin said staff talks to developers to let them know what is available.

St. Peter said historically the city has had the opportunity to pick what developments come in rather than trying to find developers; however, if the city has certain nodes then it becomes important to have a vision.

There was discussion on plans for the Ridgedale Mall.

Thomas said it is important to be proactive with opportunities and approach developers.

Wagner asked if a retail assessment has ever been done. Rankin replied there has not been one done before. St. Peter asked if the sale per square foot is known in existing developments. Rankin said it is not known.

Walker asked if the highest and best use of the property is known. He said developers typically look at this to determine what development should go in, that way a blend can be done to make sure the project is economically feasible. Rankin said this type of analysis will likely be done with the Shady Oak Road project.

Duffy asked if it made sense to put together a concept plan with the visioning or if that was too far ahead. St. Peter said less detailed plans for Minnetonka Boulevard/County Road 101 and Glen Lake were done during the Comprehensive Plan update. Thomas said the risk is showing the public and it should be kept to simple visioning. Walker suggested using pictures of other developments to get the point across.

Rankin said the EDA should meet with the City Council to review becoming more proactive, to make sure they are on board with the EDA's ideas. Wagner said this is why the visioning is needed. Thomas suggested doing a concept plan for the areas identified and then show possible funding sources for the project before showing the City Council to make sure the EDA is on the right track. St. Peter asked how long it may be before a session with the City Council. Thomas suggested having staff develop a concept plan and then come back to the EDA for review prior to meeting with the City Council by March or April. Wagner suggested doing one area first to see how much detail the City Council would like to see.

## **6. STAFF REPORT.**

Souders reviewed the staff report items, including Crown Ridge, I-394/County Road 73 Park and Ride, follow-up with Metro Transit, and upcoming meetings/events. Commissioners suggested an idea for marketing the bus routes is to create a special Minnetonka Memo that list bus routes and can be distributed to businesses to give to their employees.

Rankin said Duffy's term expires at the end of January and Duffy has expressed interest in continuing to serve on the EDA. Rankin said he would pass this information along to the Mayor.

## **7. OTHER BUSINESS.**

The next regular EDA meeting was announced as January 11, 2005. Commissioners suggested a holiday dinner could be catered in rather than going out. Rankin said he would work on setting up a session with Mark Ruff to review Tax Increment Financing.

## **8. ADJOURN.**

Robinson moved, Larson seconded a motion to adjourn the meeting. All voted yes.  
Motion passed. The meeting adjourned at 8:30 p.m.



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TO: EDA Commissioners

THROUGH: Ron Rankin, Community Development Director

FROM: Elise Souders, Community Development Coordinator

DATE: January 4, 2005

SUBJECT: CommonBond funding request for Crown Ridge Advantage Center and contribution of \$6,000 to CommonBond for rent payments of expanded Advantage Center at Crown Ridge

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## **Background**

Crown Ridge is a 64-unit apartment building located in the northeast corner of the city, just west of County Road 73 and north of I-394. Of the 64 units, 46 are affordable and Section 8 vouchers are accepted. Crown Ridge has one, two, and three bedroom units with rents ranging from \$700 to \$1,250 depending on the subsidy program.

In order to help provide social service programs to those families who may not be able to normally access such services, the city approved \$10,000 each to help provide such programs at both Crown Ridge and Minnetonka Heights during 2002. The Ridgedale YMCA has been sponsoring the program at Minnetonka Heights and CommonBond has set up their Advantage Center program at Crown Ridge. In 2003 CommonBond requested from the city and received another \$10,000 for 2004 funding of the Crown Ridge Advantage Center. Additionally, CommonBond, the Hopkins School District, and the City worked together to expand the Advantage Center beginning in 2004. As part of the two-year agreement the City pays for half of the cost of rent each month for the two-bedroom unit used. This amounts to \$6,000 annually.

## **Crown Ridge Advantage Center**

The structure of the Advantage Center program at Crown Ridge is similar to other Advantage Center programs in CommonBond properties throughout the metropolitan area. The majority of programming is provided on-site in the two Advantage Center rooms available; however, off-site locations, such as Oak Knoll Church are also utilized for certain programs. The Advantage Center consists of office space for the Advantage Center staff, a kitchen, couches, tables, office space for Hopkins School District Early

Childhood Family Education program materials, private office space when social service organizations come in, and there are 4 computers and 3 have internet access.

CommonBond's goals for the Advantage Center in the past years and for the upcoming year are such:

- Work in partnership with residents to create a safe, peaceful community.
- Improve academic achievement for youth.
- Increase economic self-sufficiency.

*Work in partnership with residents to create a safe, peaceful community*

The Crown Ridge Resident Association meets monthly. On average there are four to eight residents that attend, as well as one Advantage Center staff member. In the past year they have been responsible for coordinating the National Night Out event as well as arranging a weekly coffee hour and monthly breakfast for residents.

Three residents have initiated their own Crime Watch group to monitor what is happening at Crown Ridge. Each resident is responsible for one floor and the three residents then meet weekly to discuss what is going on and any concerns that they may have.

*Improve academic achievement for youth*

The Study Buddies program is an academic mentoring program held at Oak Knoll Church for students in first grade and above. The program meets one time per week for two hours and provides one-on-one mentoring between students and adult volunteer mentors from Oak Knoll Church and Boulevard Gardens. Currently eleven students are participating in the Study Buddies program.

In addition to the Study Buddies program, a Homework Center program and a Campfire program are also each held one time per week in the Advantage Center. The Homework Center is a drop-in program that students of all ages may attend and make use of the computers and also access tutoring if needed. Advantage Center staff and a YMCA intern run the program and are available if students need assistance. The Campfire program is a program that started in the summer and has continued into the school year. The program, led by outside staff, helps youth to learn about themselves, their families, and the community. Additionally, Advantage Center and Hopkins School District staff continue to work together regarding school related matters, such as conferences, school registration, and summer school.

As part of the agreement to expand the Advantage Center, the Hopkins School District agreed to provide on-site Early Childhood Family Education (ECFE) programming in this space. In the spring and throughout the summer, the ECFE staff led a "Read to Me" and a "Parenting by the Back Door" program. These programs were held weekly and were targeted to both the preschool aged children and their parents. The ECFE programs did not run this fall due to staffing issues at the School District; however, they

are scheduled to start again soon. Three Crown Ridge preschool students have also had the opportunity, through a scholarship, to attend the preschool at Oak Knoll Church that began this fall.

Summer programming at Crown Ridge this past summer consisted of 16 hours of supervised activities in the afternoon. Students again attended summer school in the morning and were able to attend these structured activities for four hours in the afternoon including library trips utilizing the Dial-a-Ride and one afternoon per week of Campfire programming. Minnetonka Parks and Recreation attempted to have a summer program at Oberlin Park; however, due to low attendance the Parks and Recreation department cancelled the program just a few weeks into it. Crown Ridge students were not able to take advantage of this because it was held in the morning during summer school hours. Hopkins Community Education Director and Minnetonka Recreation Director will be meeting to better discuss how they can coordinate recreation services for next summer.

#### *Increase economic self-sufficiency for adults*

In addition to youth programming, the Advantage Center staff also works with adults. Recently a new resident orientation, consisting of meeting with Advantage Center staff one on one and also receiving a welcome packet of information, has been set-up so that new residents could be made aware of services not only within Crown Ridge, but also within the community. Individual services are also available to adults, these services include, but are not limited to: information referral, short-term counseling, and employment assistance.

#### **Funding Request**

Commissioners are being asked to review two specific funding requests. The first request is from CommonBond asking for a grant of \$10,000 to help fund the Crown Ridge Advantage Center. In the attachments is a breakdown of sources of revenue and expenditures. Other sources of revenue include: HUD resident service fees, intercompany funds which are the development and management fees allocated by CommonBond, the SCIP grant from the Hopkins School District, and a grant from General Mills. The SCIP grant committee has agreed to fund the Crown Ridge Advantage Center by matching, up to \$10,000, the city's contribution. The General Mills grant is pending.

The second request is for \$6,000 that will be used to pay half of the cost of rent for the expanded Advantage Center. As part of a two-year agreement (2004-2005) that the EDA reviewed in December 2003, the city's responsibility as part of this agreement is to partially fund the rent on the apartment unit being used. The EDA recommended and City Council approved this request for 2004. The EDA is being asked to review this request again for 2005, as the second year of the two-year agreement.

## **Recommendation**

Semi-annually a group of elected city officials, city staff, CommonBond staff, and Hopkins School District staff meet to discuss what is happening at Crown Ridge, and on a quarterly basis, a smaller sub-set of this group meets for interim discussions. Additionally, city staff is regularly in contact with Crown Ridge Advantage Center and Hopkins School District staff for updates.

In the past year there have been positive changes at Crown Ridge with the start-up of the expanded Advantage Center, the incorporation of ECFE programming, the continuation and addition of programming for youth and adults, and the expanded lines of communication between CommonBond, the Hopkins School District, and the city. Despite the positive changes, there still continues to be challenges the building faces such as the higher than average vacancy rate and the changes in staffing both on the property management side and the Advantage Services side.

While the city has had a vested interest in Crown Ridge since the building was built, and wants to see it succeed, the funding for the Advantage Center was never meant to be a continuing grant each year. This continued reliance and relatively large amount of funding from the city has been a concern of staff's, and was mentioned to CommonBond and included in the EDA and Council reports last December with the approval of the rent payments in 2004 for the expanded Advantage Center. This concern was again brought forth at the last semi-annual meeting held in November, and staff suggested CommonBond begin looking into additional funding sources.

This is the second request by CommonBond beyond the initial funding in 2002. Minnetonka Heights was also granted the same initial funds, but there have been no additional requests for funding since. Because city funds were never meant to be a continuing source of funding for the operation of the Advantage Center, there has been some hesitation by staff to fund a full \$10,000; however, because the Hopkins School District is willing to match up to \$10,000 of the city's contribution through the SCIP grant, staff recommends the EDA recommend to the City Council approval of the \$10,000 grant to help fund the Crown Ridge Advantage Center in 2005. Staff also recommends the EDA recommend to the City Council approval of the \$6,000 in rent payments for the expanded Advantage Center for 2005, the second year of the two-year agreement. The source of both of these amounts will be the Livable Communities Account.

Further, staff recommends the EDA and City Council let CommonBond know that future funding, if any, is likely to be substantially lower.



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TO: EDA Commissioners

THROUGH: Ron Rankin, Community Development Director

FROM: Elise Souders, Community Development Coordinator

DATE: January 6, 2005

SUBJECT: Homes Within Reach request for funding

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### **Background**

Since 2002, Homes Within Reach (WHAHLT) has acquired a total of 20 properties in western Hennepin County that provide permanently affordable, owner-occupied housing for those at 80 percent of Area Median Income (AMI) or less, which is \$61,360 for a family of four. Of those 20 properties, 15 are located in Minnetonka, two are in Richfield, and one each in New Hope, Wayzata, and Eden Prairie. The Eden Prairie home is currently under construction, and is a collaboration with the Hennepin Technical College where students are constructing the unit. Homes Within Reach will also be acquiring the four affordable units at the Sanctuary, two of which are set to close on by the beginning of February.

In order to write down the cost of the homes to make them affordable, Homes Within Reach has obtained funding from a number of sources, including the Metropolitan Council, HOME funds, the Family Housing Fund, and others. The city has also provided financial assistance to Homes Within Reach to help with homes purchased in Minnetonka, as shown below.

<u>Year</u>	<u>Amount</u>	<u>Purpose</u>	<u>Source</u>
2001	\$139,650 \$30,000	acquisitions/write down operations	Livable Communities Account Livable Communities Account
2002	\$200,000	acquisitions/write down	CDBG
2003	\$180,000 \$20,000	acquisitions/write down operations	Livable Communities Account Livable Communities Account
2004	\$180,000 \$20,000	acquisitions/write down operations	Livable Communities Account Livable Communities Account

## **2005 Grant Request**

Homes Within Reach's request is for a grant of \$200,000. These funds would be used to cover land acquisition and other costs associated with repair and closing costs of the property. Homes Within Reach applied to the City Council in November and was granted \$20,000 for continued operations support. A copy of Homes Within Reach's request is enclosed. The funds would be used only for properties in Minnetonka, and Homes Within Reach would continue to submit to the city a detailed record of their expenditures on these properties.

## **Recommendation**

The funds requested by Homes Within Reach would be used to help acquire between two to five properties in Minnetonka. Additionally, it would also be used to help leverage funds from other sources. The grant would serve as the local match required for other grant funds that Homes Within Reach is applying for from the state, Metropolitan Council, and the Family Housing Fund.

As the city works with developers to include affordable units in their developments, one of the conditions of approval has been requiring that the affordable homes either be sold to the city or an affordable housing organization of the city's choice. Homes Within Reach has expressed interest in acquiring the affordable unit at Lakeside Estates and the units at Meadowwoods and Deephaven Cove; however, funding has become the limiting factor to how many units Homes Within Reach can actually purchase.

Staff recommends the EDA recommend to City Council approval of the request by Homes Within Reach for \$200,000. The source of funds would be from the Livable Communities Account.



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TO: EDA Commissioners

FROM: Ron Rankin, Community Development Director  
Elise Souders, Community Development Coordinator

DATE: January 3, 2005

SUBJECT: Staff report for January 11 EDA Meeting

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### **1. Minnetonka Boulevard/County Road 101**

The next Minnetonka Boulevard/County Road 101 meeting will be held at the end of January or beginning of February. This will be a full group meeting to start the discussion on landscaping for the intersection. Last summer, the group finalized streetscaping details including seat wall design, sidewalk and buffer strip materials, and street and signal lights. Also on the agenda is a continued discussion on business/property owner and city/county responsibilities for installation and maintenance. The project is still scheduled to begin this spring, but will now be extended over three years, rather than two years for completion.

### **2. Southwest Rail Study**

Phase two of the Southwest Rail Study, the Alternatives Analysis, is set to begin on January 7 with a Technical Advisory Committee meeting. In mid-December, the Hennepin County Regional Rail Authority approved an agreement to have Parsons Brinkerhoff consulting firm conduct the Alternatives Analysis phase of study. The purpose of the Alternatives Analysis is a more in-depth study on the potential alignments that were identified in the first phase of study. The goal of the study is to then have a preferred alignment identified. The study will include refined capital and operations costs, ridership numbers, and identification of economic, social and environmental impacts. Public involvement will again be done as a part of this phase of study. A more detailed update will be given at the EDA meeting.

An important initial aspect of the study is to revisit the issues of Alternative Route 3A, from south Hopkins through the Opus area and into Eden Prairie. The Alternatives Analysis will only be able to study one preferred route in detail, so the three cities will begin working together soon to settle on one route through this area.

## Upcoming Meetings/Events

Wednesday, January 19—State of the City Address  
7:30 a.m.  
Minnetonka Community Center

Tuesday, January 25—TIF Basics and EDA Holiday Dinner  
Dinner begins at 6:00pm  
Boards and Commissions Room

Wednesday, January 26—Sensible Land Use Coalition Program  
“New Communities”  
11:30 a.m.—1:30 p.m.  
DoubleTree Park Place (St. Louis Park)  
*Please let Elise know by January 18 if you would like to attend*

Monday, February 7—Joint Study Session on the Gateway Project (City Council,  
EDA, and Planning Commission)  
6:30 p.m.  
Boards and Commissions Room  
*Packets will be distributed in advance.*

Tuesday, February 8—Shady Oak Road Public Meeting  
5:00—7:00 p.m.  
Minnetonka Community Center

Tuesday, February 8—Regular EDA Meeting  
**7:00 p.m.**  
Boards and Commissions Room

## Attachments

- EDA Project Update
- January Sensible Land Use Coalition program information
- “Students craft home for needy” *Star Tribune* December 20, 2004
- “Town homes go through roof” *Pioneer Press* December 16, 2004
- “Putting the Force in Workforce Housing” *Planning* November 2004

**Upcoming EDA Meetings**  
Updated January 4, 2005

<b>Meeting Date</b> Meetings at 6:00pm unless otherwise noted	<b>Item Description</b>	<b>Room/Special Notes</b>
Tuesday, January 11	Regular EDA Meeting	Boards and Commissions <ul style="list-style-type: none"> <li>• Crown Ridge funding request</li> <li>• Homes Within Reach funding request</li> </ul>
Tuesday, January 25	Special EDA Meeting	Boards and Commissions <ul style="list-style-type: none"> <li>• TIF Basics and Holiday Dinner</li> </ul>
Tuesday, February 8 <b>Begins at 7:00 pm</b>	Regular EDA Meeting	Boards and Commissions
Tuesday, March 8	Regular EDA Meeting	Boards and Commissions
Tuesday, April 12	Regular EDA Meeting	Boards and Commissions
Tuesday, May 10	Regular EDA Meeting	Boards and Commissions
Tuesday, June 14	Regular EDA Meeting	Boards and Commissions
Tuesday, July 12	Regular EDA Meeting	Boards and Commissions
Tuesday, August 9	Regular EDA Meeting	Boards and Commissions
Tuesday, September 20 <b><i>(Please note the date)</i></b>	Regular EDA Meeting	Boards and Commissions
Tuesday, October 18	Regular EDA Meeting	Boards and Commissions
Tuesday, November 15 <b><i>(Please note the date)</i></b>	Regular EDA Meeting	Boards and Commissions
Tuesday, December 13	Regular EDA Meeting	Boards and Commissions

**Items to be Scheduled**

- Williston Road senior housing development review