

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



Tuesday, February 8, 2005  
**7:00 p.m.**

**Please note change in time**

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 January 11, 2005 EDA meeting.  
Approve Minutes of January 25, 2005 Joint City Council/EDA Study Session.

**BUSINESS ITEMS**

4. Follow-up discussion on January 25 and February 7 Joint Study Sessions and the February 8 Shady Oak Road Kick-Off Meeting.

Action recommended is to hold the discussion.

5. Staff Report.
  
6. Other Business.
  - The next regular EDA meeting will be Tuesday, March 8 at 6:00pm
  
7. Adjourn

**Minnetonka Economic Development Authority  
Meeting Minutes**

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

**Boards and Commissions Room  
Minnetonka City Hall, Lower 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, Dave Larson, Peter St. Peter, Al Thomas, and Tony Wagner.

EDA Commissioners absent: Dan Duffy, Bunny Robinson, and Bob Walker.

Staff present: Ron Rankin and Elise Souders.

Others present: Pam Pearce, Nellie Johnson, Stacey Morgan, Janet Lindbo, Jerry Nystuen, and Neil Hering.

**3. APPROVE MINUTES OF DECEMBER 7, 2004 EDA MEETING.**

Wagner moved, Larson seconded a motion to approve the minutes of the December 7, 2004 EDA meeting. All voted yes. Motion passed.

**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.**

Souders reviewed the report and highlighted programming that is happening at Crown Ridge. She said staff recommends approval of the \$10,000 request by CommonBond, with the condition that any funding requests next year should be recommended to be less and also for approval of the \$6,000 to be used for the expanded Advantage Center.

Nellie Johnson said CommonBond appreciates the city's support of the Crown Ridge Advantage Center. She said without the funding, there would be less programming at Crown Ridge. Johnson also said the expanded advantage center has allowed additional programming to take place.

Thomas asked staff what account the funds for this will come from. Souders responded it will be from the Livable Communities Account.

Thomas inquired about funding for next year if the city does not fund them again. Johnson said they will look to other partners, like General Mills, and also to community support, but there is a lot of competition for dollars. Thomas said the initial funds were not meant to be a continuing source of funds. He said there is competition for public sector funding also, and CommonBond should be looking for a new plan for funding for next year. St. Peter commented the original plan was \$10,000 the first year, and \$5,000 the second year.

Wagner asked if there was programming prior to 2002. Souders said there was not.

Wagner asked CommonBond if the HUD fees and CommonBond funds are already committed funds. Johnson replied they have already been committed.

Wagner commented many residents are under eighteen. Johnson said the majority of programming is targeted to them. Wagner asked what the resident participation rate is in programming. Stacey Morgan said there is good participation compared to other properties.

Larson inquired about the staffing at the Advantage Center. Johnson said the Advantage Center is staffed 32 hours per week.

St. Peter asked about vacancy rates. Pam Pearce said there are 16 vacancies, with the challenge being the market rate units. St. Peter asked if they were letting organizations such as CASH, ICA, the Family Resource Center, PRISM, and local churches know about the vacancies. Pearce said they work with about six organizations, including Twin West Chamber of Commerce, but the majority of applicants are not qualified. Pearce added the number of vacancies at the beginning of 2004 was 22.

St. Peter suggested CommonBond work with the Hopkins School District and Recreation Department to help plan for summer programming. He said he was disappointed the school district had no ECFE programming this fall.

St. Peter asked if CommonBond works with Families Moving Forward to help fill vacancies. Pearce said she has worked with them; however, most of the applicants do not qualify.

Wagner asked if the CommonBond approached the city initially for funding, or if it was the city that approached CommonBond to initiate the program. St. Peter said the city approached CommonBond to begin their Advantage Center programming.

Thomas moved, Wagner seconded a motion to recommend to the City Council approval of the \$10,000 funding request by CommonBond, approval of the \$6,000 for partial rent payments for the expanded Advantage Center, and recommended CommonBond look into other funding sources for next year. All voted yes. Motion passed.

## **5. HOMES WITHIN REACH REQUEST FOR FUNDING.**

Souders reviewed the report, including a recap on past city contributions, other funding sources, and what Homes Within Reach plans to do with the funds. She said staff recommends the EDA recommend City Council approval of the funding request.

Janet Lindbo, Homes Within Reach Executive Director, said she appreciates the city's support. She said there have been home cost increases and increases in the number of applicants in the homebuyer pool. Lindbo said, on average, land costs have increased \$20,000 in the past year, while approved mortgage amounts have only increased \$6,000.

Wagner asked what percentage would the city's contribution be compared to the entire budget. Lindbo replied the city's funds are approximately one-third of the budget; however, 50 to 60 percent of the homes are in Minnetonka.

Thomas inquired what the area median income for a two-person household is and if Family Housing Funds are public funds. Souders replied the two-person median income is about \$45,000. Rankin said the Family Housing Fund money is mostly private.

Thomas asked Lindbo if Homes Within Reach was pursuing other funding sources than the public sector. Lindbo said the majority of funding has been public sector funding; however, as the organization grows they will be looking to the private sector. She said they have received grants from banks, in-kind donations, and are working with religious affiliations to obtain funding as well. Rankin added that Homes Within Reach has also previously received operations funding from McKnight and Bremer foundations. He said private sector funds tend to be for operating costs rather than acquisition.

Thomas asked if Homes Within Reach has enough funds to cover operating costs for the upcoming year. Lindbo replied in the next few years they will need to grow this.

Thomas asked if the city did an EDA or HRA levy if it could be used for Homes Within Reach or for other similar organizations. St. Peter replied they could be.

Rankin said Homes Within Reach will need continuing money for land write-down.

Wagner asked how much time is spent on purchased land. Lindbo replied there is ongoing homeowner support and time spent on paperwork for public financing compliance.

Wagner asked about the other qualifications besides income, and if Homes Within Reach tends to focus on families or younger couples. Lindbo said typically the focus has been on families or those who may never be able to own a home. She said they use a point system to qualify applicants. Lindbo also added with public financing, the focus now is to serve those at 60 percent median income rather than 80 percent.

Wagner asked about the process and timeline for the purchase of homes. He was inquiring because Westview Terrace neighbors asked why it took so long to get a buyer. Lindbo said it can take from three to nine months from when Homes Within Reach purchases a home to when a homebuyer moves in. She said it depends on the amount of rehab needed.

Wagner commented there should be outreach for the neighbors so they know what is going on. Rankin explained what happened at the Westview Terrace property. St. Peter

said Homes Within Reach should not worry if there are a few homes near each other because there are areas of the city that have more affordable homes. Jerry Nystuen said Homes Within Reach allows homebuyers to look for homes themselves.

St. Peter said when the land trust initially began, and he reviewed the documents, he made an informal recommendation that the land trust should either annually or bi-annually look at the homeowners' tax statements and adjust the amount of the lease payment accordingly. Lindbo said the ground lease does address that; however, it is a longer period of time rather than every one or two years.

Thomas explained he received resident concerns last year regarding one of the homebuyers. He said there needs to be a plan to educate the neighbors when Homes Within Reach buys a property. He also asked that Homes Within Reach make sure to note they are independent of the city.

Thomas asked staff if there had been conversations with Homes Within Reach about the ability to take the affordable units in new developments. Rankin said it is a concern and both sides are interested in keeping the number manageable.

Larson asked how the Livable Communities Account grows. Rankin replied both the Livable Communities and Development accounts each have approximately \$2 million. He said the Livable Communities account started from funds from the Cliffs/RidgePointe TIF district and the Development account from the Carlson TIF district. Rankin said these accounts gain funds from interest and from funds from open TIF districts.

Wagner moved, Larson seconded a motion to recommend the City Council approve the \$200,000 funding request for Homes Within Reach. All voted yes. Motion passed.

## **6. STAFF REPORT.**

Rankin reviewed the staff report including the Minnetonka Boulevard/County Road 101 intersection improvements, Southwest Rail Study, and upcoming events.

## **7. OTHER BUSINESS.**

The next regular EDA meeting was announced as Tuesday, February 8 at 7:00 p.m. because of a Shady Oak Road public meeting that the EDA was also invited to attend.

Additionally, the EDA and City Council will have a joint study session on January 25 on TIF and Tax Abatement basics. There will also be another joint study session with the City Council, EDA, and Planning Commission on February 7 on the Gateway Project.

## **8. ADJOURN.**

Thomas moved, Larson seconded a motion to adjourn the meeting. All voted yes. Motion passed. The meeting adjourned at 7:25 p.m.

**STAFF SUMMARY  
CITY OF MINNETONKA  
CITY COUNCIL SPECIAL JOINT STUDY SESSION WITH THE EDA  
TUESDAY, JANUARY 25, 2005  
PAGE 1**

---

**Council Present:** Jan Callison, Bob Ellingson, Terry Schneider, Al Thomas, Brad Wiersum and Mayor Karen Anderson

**EDA Present:** Dan Duffy, Dave Larson, Bunny Robinson, Peter St. Peter, and Bob Walker

**Staff:** John Gunyou, GERALYN Barone, Ron Rankin, Geoff Olson, Merrill King, Elise Souders, and Kyle Sobota

**Others:** Mark Ruff, Dave Callister, and Eleanor Berscheit

Anderson called the special joint study session to order at 6:37 p.m.

**1. TIF basics and introduction to tax abatement**

Anderson welcomed the group and commented this is a good topic to review.

St. Peter said the EDA has been exploring the topic and looking at how it may help to impact potential development within the city. He said this presentation will provide more background information to make more effective decisions.

Rankin said tonight's discussion will be relevant to the February 7 study session regarding the Minnetonka Gateway Project. He gave the staff report, highlighting history of the use of TIF in Minnetonka. Rankin said in recent TIF projects, the term of the districts has been less than the maximum allowed under state statute. He said no formal TIF districts have been considered since 1998, and tax abatement has not been used by Minnetonka. Rankin commented Minnetonka has taken a conservative approach to using TIF. He introduced Mark Ruff and Dave Callister from Ehlers and Associates and said the city has worked with Ehlers and Associates, and Steve Bubul from Kennedy and Graven for past TIF projects.

Ruff introduced Dave Callister and explained what Ehlers and Associates does. He said redevelopment is tough because difficult decisions need to be made, and decision makers need to decide what is for the greater good. Ruff said sometimes when learning about TIF people focus on if how it works, but they should not lose sight of the policy issues involved.

Ruff began by reviewing the powerpoint presentation. He started by explaining why assistance may be necessary using a but/for test, making the determination that a project would not occur "but for" the TIF assistance. Ruff said the TIF tool came out of urban renewal. He also explained what TIF districts are and how they capture the increase in local property tax revenue.

**STAFF SUMMARY  
CITY OF MINNETONKA  
CITY COUNCIL SPECIAL JOINT STUDY SESSION WITH THE EDA  
TUESDAY, JANUARY 25, 2005  
PAGE 2**

---

Robinson asked if there is any weight or standard involved when looking at the type of development. Ruff responded saying there is a minimum set of requirements that need to be met as part of state laws, and communities can add additional standards. He said the examples that will be given are state standards and not Minnetonka standards.

Larson inquired if TIF depends on the size of the city. Ruff said all cities in Minnesota use the same standards, unless there is special legislation.

St. Peter said TIF is a financing mechanism and is not free money, since other taxpayers have to make-up the difference.

Ruff said the basis of TIF is property taxes, and reviewed how to calculate property taxes. He indicated that class rates have been changing, referencing what Rankin said earlier about the Beacon Hill district and why TIF payments are decreasing there. Ruff said market value taxes are not captured by TIF, and the school district gets the same amount whether a property is in a TIF district or not. He said most of the time school districts are neutral to using TIF.

Ruff reviewed the building blocks of TIF. He said the TIF district captures the increased value from a new development, and the increment is what is being captured. Ruff gave an example where the original building paid \$2,000 in taxes and the new building is anticipated to pay \$5,000 in taxes. He said the \$3,000 increase is the increment TIF captures. Anderson clarified the developer or owner pays the full amount of the taxes.

Gunyou said one weakness with new development is that it requires an increase in services. He said the city pays for it initially and is taking a risk that after the TIF is paid off they will receive more money to pay for the increased services.

Robinson clarified the developer does not get a tax benefit for building the development. Ruff said that is true and usually the developer says they cannot build the development without assistance. Anderson cited the Carlson/Highway 12 TIF district as an example even though it seemed the developer could pay for such a project.

Barone asked if it was fair to say that some of the closed districts were paid off sooner because property values increased more quickly. Ruff replied yes.

Ruff explained the process and statutory authority for setting up a TIF district. He said TIF funds can be spent outside of the TIF district, but within the project area, and that a project area can have multiple TIF districts.

Ruff explained the different types of TIF districts that can be set up, and said there are different rules for each types of district.

**STAFF SUMMARY  
CITY OF MINNETONKA  
CITY COUNCIL SPECIAL JOINT STUDY SESSION WITH THE EDA  
TUESDAY, JANUARY 25, 2005  
PAGE 3**

---

King asked for clarification on the 15 percent improved area rule. Ruff said the 15 percent improved area rule was that each improved parcel included must have had improvements done to it of at least 15 percent of the total area.

Ruff said with a redevelopment district the maximum time length of the district is 26 years. St. Peter inquired if it was possible to have a ten or fifteen year amortization schedule for the developer, yet write the TIF document for the maximum length of time. Ruff said that was possible.

Robinson asked what fiscal disparities is. Ruff explained it is a tax base sharing program and how this is treated with a TIF district may impact other property owners throughout the city. St. Peter asked how frequently property is taken out of fiscal disparities. Ruff commented it is about 40 percent of the time. Callison asked if the city has ever done this. Rankin said it had occurred once.

Ruff reviewed the standards for a renewal/renovation district. Rankin said with the potential project at Minnetonka Boulevard/Highway 169 the question is if the area will qualify for a redevelopment TIF district or a renewal/renovation TIF district.

Ruff talked about the housing district and its standards, commenting it can be used only for affordable housing or a mix of affordable housing. St. Peter asked which TIF districts in Minnetonka are housing districts. Ruff replied the Beacon Hill and Minnetonka Mills districts are housing districts. Ruff commented the state has made it easier to use TIF for affordable housing.

Callison asked, with a housing district, if the affordable units can be sold to those with less than 100 percent of area median income. Ruff replied that is the maximum income limits for owner-occupied units, and reviewed the standards for rental housing.

Anderson commented one of the owner-occupied standards in housing districts is that only the first buyer is income restricted, and asked if this had been abused. Ruff gave an example from Duluth.

St. Peter asked if TIF could be used in conjunction with the land trust. Ruff replied this may work.

Ruff reviewed the economic development, soil, and hazardous substance districts. He also reviewed the findings needed in the resolution, and the evidence needed in the but-for tests—including the look-back provision.

Walker inquired who determines what is acceptable in the look-back provision. Ruff said comparables are used and there is negotiation.

**STAFF SUMMARY  
CITY OF MINNETONKA  
CITY COUNCIL SPECIAL JOINT STUDY SESSION WITH THE EDA  
TUESDAY, JANUARY 25, 2005  
PAGE 4**

---

Duffy asked if it is possible, if there are two districts, and one is paying faster if one can borrow from one another. Ruff said it is possible if they are two like districts; however, there are other restrictions that would apply.

Walker asked if districts can be combined. Ruff said it is possible and cited Rosemount as one example. Walker asked if this is a greater risk for the cities. Ruff said it provides more freedom for the cities.

Anderson asked if TIF could be used to make improvements along the creek at Minnetonka Boulevard/Hwy 169. Ruff said TIF cannot directly be used for park and recreation improvements.

Callister began a review of abatement by explaining that abatement is a tax rebate rather than an exemption. He said the full taxes are paid, then money is rebated. Callister gave a brief history of abatement.

Callison inquired if there is an impact on school funds. Ruff replied this is less of an issue today.

Callister explained abatement is general revenue budgeted from the general fund. He said the maximum term is 10 to 15 years depending if the school district, city, and county all approve or if only two approve.

Rankin asked how school districts are reacting. Callister said it depends on the actual purpose of the abatement and if there is a benefit to them.

King inquired if the rebate is always 100 percent. Callister said the rebate can be incremental or the full amount. St. Peter asked how the amount is figured. Callister said it is negotiated.

Callison asked if abatement and TIF can both be used. Callister said they cannot both be used at the same time. Anderson asked if abatement can be used within a project area. Ruff said it cannot be used in a TIF district, but can be used in a project area.

Callister said abatement offers more flexibility, and does not require property owners to give permission. He also said abatement can be used for such purposes as park development, as Anderson had referenced earlier.

Callister reviewed who may grant abatements, restrictions associated with abatement, the approval process, and findings. He recommended that there should be a development agreement in place, but noted it is not required.

Callister reviewed the differences between TIF and abatement.

**STAFF SUMMARY  
CITY OF MINNETONKA  
CITY COUNCIL SPECIAL JOINT STUDY SESSION WITH THE EDA  
TUESDAY, JANUARY 25, 2005  
PAGE 5**

---

Callison said by abating current taxes, then taxes will need to be increased elsewhere to cover the cost of services, unless services are cut.

Callister said abatement and TIF are two tools to help make a project financially feasible.

Wiersum clarified that in order to get the entire abatement amount the city, school district, and county all need to agree to the abatement. Ruff said that is correct, otherwise they just get the amount of the members that participate.

Larson asked with abatement if \$200,000 is the floor amount. Ruff said it is.

Ruff said to let either himself or Callister know if there are any questions.

Rankin thanked Ruff and Callister for coming in and said if the city has a TIF project, then Ehlers and Associates will come to the meetings to help explain the project to the council and EDA.

Anderson also thanked Ruff and Callister.

**2. Adjournment**

The study session adjourned at 8:17p.m.

Respectfully submitted,

Kathleen Magrew  
City Clerk



---

TO: EDA Commissioners

FROM: Ron Rankin, Community Development Director

DATE: February 3, 2005

SUBJECT: Follow-up discussion on January 25 and February 7 Joint Study Sessions and the February 8 Shady Oak Road Kick-Off Meeting

---

There have been several meetings recently regarding redevelopment topics and projects, and there will certainly be more in the coming months.

Staff would like to take time at the February meeting to get feedback from EDA Commissioners about these meetings, especially so we can learn about your suggestions and comments.

1. Regarding the January 25 Joint Study Session on TIF and tax abatement:
  - There was a lot of information presented in a relatively short period of time – are Commissioners satisfied with the information they have now? Would you like to meet again with Mark Ruff to learn more?
  - Are there specific aspects of TIF or tax abatement we should try to clarify?
2. The February 7 Joint Study Session provided an overview of the Minnetonka “Gateway” redevelopment proposal by Scott Bader.
  - Do EDA Commissioners have any follow-up questions or comments about the proposal?
  - What are your initial reactions to the Joint Study Session?
3. The February 8 Kick-Off Meeting regarding the reconstruction of Shady Oak Road from Excelsior Boulevard to Highway 7 is a good example of how Hennepin County plans to conduct its meetings with residents for this project.

- What are your reactions to the meeting format using a combination of formal presentation and informal “open house” settings?
- What do you think of the content of the presentations?

Staff will appreciate hearing your questions, comments and suggestions regarding these meetings.



---

TO: EDA Commissioners

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

DATE: January 31, 2005

SUBJECT: Staff report for February 8 EDA Meeting

---

### **1. The Sanctuary**

The city will close on the first two affordable units at The Sanctuary on Monday, February 7. The units will then be transferred to Homes Within Reach and their homebuyers on Wednesday, February 9. The other two affordable units have not been started yet, and construction will begin once at least one of the market rate units in the building has been sold. The city will be purchasing the affordable units from the developer at \$178,000 and selling them to Homes Within Reach for \$120,000. The city received a grant from Hennepin County to write down the cost of the affordable units to \$120,000.

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

The Minnetonka • 101 Business Association met on January 25. Nine business and property owners attended. They were disappointed to learn the project would take three years to complete rather than two and were worried about how that may impact their revenue. The Business Association also discussed city/county and business/property owner responsibilities. They asked for a breakdown of what their share of the responsibilities may cost. Staff and the consultant for the project also provided background information on Special Service Districts that can be used to pay on-going maintenance costs, and asked business and property owners to think about the idea and provide feedback at the next meeting. Finally, a preliminary discussion on landscaping was also started at the meeting. They asked for the consultant to bring back photographs of different planting types before developing a landscaping plan. The next meeting of the full business association will be held in late March/early April, and the southeast corner businesses will meet in the next few weeks to finalize

details regarding the alley. All streetscaping and landscaping plans for the area need to be finalized by fall 2005.

### **3. Deephaven Cove**

As Commissioners are aware, the Deephaven Cove project will include five affordable units priced at \$193,700. Homes Within Reach is interested in acquiring the units; however, funds for writing down the cost of the units is of concern for the land trust. Staff is working on an application to Hennepin County for Transit Oriented Development grant funds (the same funds received to write down the cost of the units at The Sanctuary) to write down the cost of the affordable units. The application must be authorized by the City Council, and because the project is in Minnetonka and Deephaven, the City of Deephaven must also authorize the application. The Deephaven City Council will review this at their February 7 meeting, and Elise and Janet Lindbo will be at the meeting to answer any questions about the application and Homes Within Reach the City Council may have. Staff anticipates receiving notice if funding will be given to the project in late spring or early summer.

### **4. Community Development Block Grant funds**

Each year, the city receives federal Community Development Block Grant (CDBG) funds, which the City Council allocates to certain activities. Typically these activities have included public service organizations (15 percent of the allocation) such as CASH, the Hopkins-Minnetonka Family Resource Center, the H.O.M.E. program and others, with the remainder of the allocation to the city's 0 percent home rehabilitation deferred loan program. This loan program has been in existence for 30 years, targets home rehabilitation to those at 65 percent of median income or less, and has a six-year waiting list. In addition, because CDBG funds are federal dollars, lead paint removal is required if it is found. This has caused an increase in the average cost of the rehab, and fewer homes are being served. Because of the length of the waiting list and the increase in costs, staff researched other programs that would more efficiently use the CDBG dollars the city receives. A new emergency loan program, targeted to smaller rehab projects under \$5,000 that do not trigger the need for lead paint testing, will be under City Council review at the February 28 meeting, while also reviewing this year's allocation. The emergency loan program, if approved by Council, will be used in conjunction with the home rehabilitation deferred loan program, and CASH will be the responsible agency for the administration, with city staff overseeing the program.

## **Upcoming Events/Activities**

Sunday, February 13—Home Remodeling Fair  
10:30 am—3:30 pm  
Eisenhower Community Center

Wednesday, February 23—Sensible Land Use Coalition Program  
“Get Your Head Out of the Sewer”  
11:30 am—1:30 pm  
DoubleTree Park Place (St. Louis Park)  
*Please let Elise know by Tuesday, February 15 if you would like to attend*

Tuesday, March 8—EDA Meeting  
6:00 pm  
Boards and Commissions Room

Tuesday, March 8—Joint Minnetonka/Hopkins City Council Study Session  
8:00 pm  
Boards and Commissions Room

## **Attachments**

- EDA project update
- February 23 Sensible Land Use Coalition program information
- “Excelsior & Grand gets grander” *The Business Journal*—January 21, 2005
- “Condo building boom about to skyrocket” *Star Tribune*—January 3, 2005
- “Big turnaround in affordability” *Pioneer Press*—January 7, 2005

**Upcoming EDA Meetings**  
Updated February 1, 2005

<b>Meeting Date</b> Meetings at 6:00pm unless otherwise noted	<b>Item Description</b>	<b>Room/Special Notes</b>
Tuesday, February 8 <b>Begins at 7:00 pm</b>	Regular EDA Meeting	Boards and Commissions <ul style="list-style-type: none"> <li>• Gateway Project recap</li> <li>• Shady Oak Road recap</li> </ul>
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 <i><b>(Please note the date)</b></i>	Regular EDA Meeting	Boards and Commissions
Tuesday, October 18	Regular EDA Meeting	Boards and Commissions
Tuesday, November 15 <i><b>(Please note the date)</b></i>	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