

AGENDA
MINNETONKA ECONOMIC DEVELOPMENT AUTHORITY

Tuesday, May 10, 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 April 12, 2005 EDA meeting.

BUSINESS ITEMS

4. Development Review.
 - 77-unit senior rental housing development at 5431/5439 Williston Road.

Action recommended is to recommend approval of the affordable housing component.

5. Resolution approving Deephaven Cove Townhomes Joint Powers Agreement between the Minnetonka EDA and the City of Deephaven.

Action recommended is to approve the resolution.

6. Staff Report.

7. Other Business.

The next regular EDA meeting is Tuesday, June 14, 2005.

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, April 12, 2005
6:00 p.m.**

**Boards and Commissions
Minnetonka City Hall, Lower Level**

1. CALL TO ORDER.

EDA President Peter St. Peter called the meeting to order at 6:05 p.m.

2. ROLL CALL.

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

EDA Commissioners absent: Bob Walker.

Staff present: Ron Rankin and Elise Souders.

Others present: Scott Martin, Jerry Nystuen, and Arlene Nystuen.

3. APPROVE MINUTES OF FEBRUARY 8, 2005 EDA MEETING.

Wagner moved, Duffy seconded a motion to approve the minutes of the February 8, 2005 EDA meeting. All voted yes. Motion passed.

BUSINESS ITEMS

**5. RECOMMENDATION FOR MINNETONKA TO JOIN THE TWIN CITIES
COMMUNITY CAPITAL FUND (TCCCF).**

Rankin gave a brief introduction and recapped last year's meeting the EDA had on this topic. He said Martin is back to sign up cities to be members of the TCCCF. Rankin said Steve Bubul has reviewed all of the documents. He went over the three different class levels the city can join at. Rankin recommended the EDA recommend to city council joining at the Class B level. Rankin introduced Scott Martin.

Martin thanked the EDA for the grant the city gave to start the TCCCF. He said the TCCCF documents were issued January 18, 2005 and it is a non-profit with a Board of Directors. Martin said the documents give until October 1 to raise \$2 million in participation, and at that time a new Board of Directors will be

elected by the participating members. He said if the funds are not raised by October 1, then all funds will be given back. Martin clarified the grant the EDA provided for the start-up funds will go towards Minnetonka's membership. He said nothing has changed with the program since he came in 2004 to initially talk about the program. Martin walked through how a loan is made and processed. He said loans are only done with the city's approval.

Martin said he hopes to reach the \$2 million goal by early June in order to start the program in July. He reviewed which communities are interested in joining the TCCCF, and which communities have joined.

Thomas asked where the city could have utilized this program in the past two years. Rankin said there could have been some smaller loans and also for some industrial businesses.

Rankin asked Martin if the TCCCF can be used on grocery stores. Martin said it can be used on grocery stores, and reviewed a grocery store project in the city of Aitkin. He said there is no limit on the kinds of businesses, and start-ups may be included if the developer has done that type of business before.

Wagner asked about the amount of funds in the development account, in case the city decides to join at the Class A level. Rankin replied there is over \$2 million in the development account, and there is another separate housing account.

Duffy asked if the \$2 million that is needed to be raised includes the loan deposit. Martin said the \$2 million needed does include the loan and the deposit.

Duffy asked how Minnetonka will be affected if a community makes a \$2 million loan and the loan fails. Martin said loans are made non-recourse and the loan buyers assume the risk. He said if the loan defaults it is CRV's fault.

Thomas said there are a couple of projects that may potentially be able to use these funds. He asked if the funds can help to bring in businesses or help with relocation. Martin replied the funds can be used for such projects, but the key is for the bank to be involved, because the bank will determine how much they want the TCCCF to be involved. Martin said potential projects can include industrial, commercial, hi-tech, low-tech, new construction, land acquisition, and equipment.

Thomas asked whose responsibility it is to talk to the banks. Martin said it is up to the borrower, not the city. Thomas said the EDA may be able to help initiate with the borrower. Martin added the loan officers can help to some extent too. Thomas said there should be some participation by the city or EDA if the city is trying to either bring in or retain a business. Rankin said the city can share information and provide introductions to make sure local banks are aware of the program.

Thomas asked how long the city will need to wait before increasing their membership. Martin said the memberships can be increased at any time, but to move down a class it requires a three year wait. Larson asked if the city could also withdraw from the program after three years. Martin replied yes.

Thomas said it was mentioned that Rankin is currently serving on the board of Directors. He asked if the city will still have a representative on the board once there is a new board chosen. Martin replied Minnetonka will have a vote to decide who is on the board, and the Minnetonka representative can run for the board too. Thomas asked who votes. Martin said Minnetonka will have a Class B weighted vote. Thomas inquired who appoints the voting member. Martin replied the authorized representative for the city is the voting member. Rankin said there has been no internal discussion about who the authorized person will be. Larson asked if there are term limits for the board. Martin replied no.

Wagner asked, since there is \$2 million in the development account, if the city can do a similar program. Rankin said Minnetonka does not have programs in place, and by administering a similar program it puts the city more at risk than by going through a program like the TCCCF.

St. Peter said in the documents that one of the incorporators is Larry Blackstad, but not Hennepin County. Martin replied that Blackstad was originally trying to find money to put into a similar program for Hennepin County, when he approached Martin to be a co-incorporator. Martin said counties can join the program.

St. Peter asked if there is any lag in leveraging funds if the city increases membership to a higher class. Martin said no.

St. Peter inquired if there if the city will damage its position if it is not a Class A member. Martin said by having the city as a Class A member immediately it will help reach their goal sooner, and the more communities involved means more deal flow.

St. Peter clarified questions regarding the TCCCF documents. St. Peter asked what the net cost to the city is by increasing to a higher level. Martin replied the money earned by investing the funds will help with operating costs. St. Peter clarified the interest stays with the TCCCF, and does not go to the city.

Rankin said a reason for recommending a Class B membership is that the Minnesota Investment Fund money has limits on the use of it, and so in order to use it for the TCCCF, the city has to get permission by the Department of Employment and Economic Development.

Thomas asked if there is a plan yet on how to market the program. Martin recommended gathering bankers and inviting himself to come and talk about the program and how it works. Thomas said another opportunity can be if the EDA hosts businesses for an open house. Rankin said the city does work with the TwinWest Chamber of Commerce. Thomas suggested having businesses come to city hall. Rankin said that can be done and the city can help to promote the TCCCF. Thomas said he feels the EDA can take leadership with this program.

Duffy asked if a press release will be done. Martin responded there will be a template press release that cities can send out, and additionally there will be a standardized brochure. Martin said they will provide support; however, the marketing is up to the members to do.

Thomas said it is a good program.

Thomas moved, Larson seconded a motion that the EDA recommend to city council that Minnetonka join the TCCCF at the Class A level of \$200,000.

Duffy asked staff to find out how much interest the city will lose by putting in the extra \$100,000. Thomas said by joining at the Class A level then it can leverage more money for more projects. Duffy agreed, but said it does not cost anything to jump to a higher level at a later time.

St. Peter said he wants to see the EDA join at the Class A level. Wagner said there are a lot of projects on the table that could potentially use these funds.

All voted yes. Motion passed.

5. STAFF REPORT.

Souders reviewed the staff report items, including Crown Ridge, Minnetonka Boulevard/County Road 101, Shady Oak Road, proposed transit cuts, the Southwest Rail Study, Gateway development proposal, Glen Lake, and upcoming meetings and events.

Commissioners requested seeing the RPF for the retail market study, and ridership and map information regarding the proposed transit cuts.

6. OTHER BUSINESS.

The next regular EDA meeting was announced as May 10 at 6:00 p.m.

7. ADJOURN.

Thomas moved, Wagner seconded a motion to adjourn the meeting. All voted yes. Motion passed. The meeting adjourned at 7:43 p.m.



TO: EDA Commissioners

THROUGH: John Gunyou, City Manager

FROM: Ron Rankin, Community Development Director

DATE: May 5, 2005

SUBJECT: Affordable housing at the proposed Williston Road Senior Housing Development

Background

Mike Suess is continuing to propose to develop a 77-unit building of senior housing on Williston Road, near Excelsior Boulevard, just north of Kraemer's Hardware. Mr. Suess presented his original proposal to the EDA on October 12, 2004 (Copies of the staff report and EDA meeting minutes for October 12 are enclosed.)

Mr. Suess has recently revised his proposal with regard to the affordable units and the package of services to be offered to residents of the building. The EDA is being asked to make a recommendation on the affordable housing aspect of this proposal, prior to the Planning Commission review which will likely occur in June or July.

Affordable Housing

Mr. Suess originally proposed five affordable units, and later proposed ten affordable units. These units would be affordable to senior households at 60 percent of area median income, having rents of slightly over \$800 per month.

Mr. Suess is now proposing 15 affordable units, or 20 percent of the total 77 apartments. All of the affordable units would be studio apartments (floor plan enclosed). There would be 28 studios, 47 one-bedroom units, and 2 two-bedroom units in the building.

The entire building is now proposed to be licensed through the Minnesota Department of Health as a "Housing With Services" facility. Under this

arrangement, a package of basic services is provided to all residents for a flat monthly charge made in addition to the unit rent. Other services can be added as needed for an additional charge. (A listing of the services is enclosed.)

A comparison of how the rent and fees for a package of basic services for affordable and market-rate studio apartments is as follows:

	Affordable Studio	Market-Rate Studio
Rent	\$808	\$1,300
Basic Service Package	\$1,000	\$1,000
Total per month	\$1,808	\$2,300

In order to maintain the affordability of the units, a 30-year restrictive covenant will need to be drafted requiring affordable rents and also having an enforcement mechanism.

All residents would have access to the following facilities to be included in the building: private dining room/full kitchen; bistro; movie theatre; hairdresser; wellness/fitness center; craft/library/lounge room; game room; chapel; and common room. Mr. Suesse states the building will have an events director, and transportation services will be available to all residents—probably through the building's own van.

Some units in the building will be completely accessible under ADA code requirements, while others will meet accessibility requirements for bathrooms and doorway widths.

All units in the building—studios, one bedrooms, and two bedrooms, will have the same floor plan for each unit type. Previously, units intended for assisted living were to be different from those intended for independent living.

Staff believes the affordable housing component of Mr. Suesse's proposal now meets the minimum expectation of the city, in that 20 percent of the units would have rents affordable to seniors at 60 percent of median income. Further, there is no longer any distinction between floor plans for any of the unit types. Staff asked Mr. Suesse to include some affordable one-bedroom units in the 20 percent amount, but he said this is not economically feasible. Staff still thinks this would be a good idea.

Planning Issues

While the planning staff continue to believe this site may be appropriate for a guide plan change and rezoning for senior housing, there are still significant issues. The building, slightly altered from the previous proposal, will still require

setback variances, and extensive site grading. However, no formal re-submittal has been made to the planning department.

Recommendation

Staff recommends the EDA recommend approval of the affordable housing component of the proposed Williston Road senior housing development, as presented above, subject to a 30-year restrictive covenant requiring affordable rents and having an enforcement provision approved by the city attorney.



TO: EDA Commissioners

THROUGH: Ron Rankin, Community Development Director

FROM: Elise Souders, Community Development Coordinator

DATE: May 5, 2005

SUBJECT: Resolution approving Deephaven Cove Townhomes Joint Powers Agreement between the Minnetonka EDA and the City of Deephaven

Background

Deephaven Cove is a 28-unit townhouse development located in the cities of Minnetonka and Deephaven (see enclosed maps). The development was approved by both the cities in October 2004, with the condition that five units be sold to the city or an organization of the city's choice for \$193,700 or less.

Homes Within Reach has expressed interest in acquiring the affordable units to be a part of their program (a formal request by the city to Homes Within Reach to take the units has been made and will be reviewed at their board meeting on May 11). One of the concerns brought up by Homes Within Reach was the costs associated with writing down the units to make them affordable to their buyers.

As a result of Homes Within Reach's concern, the city inquired with Hennepin County to see if the Deephaven Cove project will qualify for grant funds from the Hennepin County Transit Oriented Development (TOD) grant. The city received TOD grant funds in 2003 for the affordable units at The Sanctuary. Hennepin County staff said the project will qualify, and the city submitted an application for \$325,000. This equates to a \$65,000 write-down for each affordable unit.

Joint Powers Agreement

In order to receive the TOD funds, a Housing Development Project must be put into place by the EDA. With the development being located in Minnetonka and Deephaven, the Housing Development Project must therefore be set-up in both cities; however, the City of Deephaven does not have an EDA to set-up such a project. State law does allow for two communities to enter into a Joint Powers

Agreement to permit one city to act on behalf of both communities. The enclosed Joint Powers Agreement allows the Minnetonka EDA to act on behalf of the City of Deephaven regarding matters on the Deephaven Cove Townhouse project only, and also establishes the housing development project that is required by Hennepin County in order to receive any TOD funds which the cities may be awarded.

The City of Deephaven will also have to review and adopt a similar resolution in order to enter into the Joint Powers Agreement with the EDA. This item will be taken up with the Deephaven City Council after the EDA approves it.

Recommendation

Staff recommends the EDA adopt the enclosed resolution.

**DEEPHAVEN COVE TOWNHOMES
JOINT POWERS AGREEMENT**

This Joint Powers Agreement (“Agreement”), dated as of May ___, 2005, is made and entered into by and between the Economic Development Authority in and for the City of Minnetonka (the “EDA”) and the City of Deephaven, Minnesota (“Deephaven”) (referred to collectively as the “Joint Powers Participants”).

RECITALS

WHEREAS, the EDA is authorized to carry out “housing development projects” as that term is defined in Minnesota Statutes, Sections 460.001 to 469.047 (the “HRA Act”); and

WHEREAS, a housing development project includes any work or undertaking to provide housing for persons of moderate income and their families, including the planning and building of improvements and the acquisition of real property needed for housing purposes; and

WHEREAS, under Minnesota Statutes, Section 471.59 (the “Joint Powers Act”), the governing body of any governmental unit may enter into agreements with any other governmental unit to perform on behalf of that unit any service or function which the governmental unit providing the service or function is authorized to provide for itself; and

WHEREAS, both the EDA and Deephaven are “governmental units” within the meaning of the Joint Powers Act; and

WHEREAS, Deephaven Cove LLC (the “Developer”) has proposed to construct 28 townhomes located partially in the Cities of Minnetonka and Deephaven, referred to as the “Deephaven Cove Townhomes;” and

WHEREAS, the Joint Powers Participants have applied for grant funds from Hennepin County (the “County Grant”) to write down the cost of 5 units within the Deephaven Cove Townhomes in order to make such units affordable to moderate income persons; and

WHEREAS, such financial assistance constitutes a housing development project within the meaning of the HRA Act, and is hereinafter referred to as the “Project”; and

WHEREAS, the Joint Powers Participants have determined that, because the Project is located partially in both cities, it is reasonable and necessary for the EDA to perform the function of undertaking the Project, as a housing development project, on behalf of Deephaven; and

WHEREAS, the governing bodies of each of the Joint Powers Participants have authorized the execution and delivery of this Agreement;

NOW, THEREFORE, the Joint Powers Participants hereby agree as follows:

1. Nature of Project. (a) Upon or after receipt of County Grant funds, the EDA will acquire the 5 Project units from Developer for a price not to exceed \$193,700 each. The precise units, timing, and other terms and conditions of such acquisition will be mutually agreed upon by

the EDA and Developer. Nothing in this Agreement will be construed to obligate the EDA to acquire any Project units unless and to the extent the EDA receives grant funds from Hennepin County in an amount that, together with sale proceeds from WHALT described below, is at least equal to the purchase price paid to Developer.

(b) Simultaneous with closing on acquisition of each unit, the EDA will convey such unit to the West Hennepin Affordable Housing Land Trust (“WHALT”), for a purchase price equal to the price paid by the EDA to Developer less the amount of County Grant funds allocated to that unit.

(d) The EDA’s obligation to acquire and simultaneously convey the Project units as described in this Section is subject to the EDA having a conducted a public hearing regarding conveyance of the units pursuant to Minnesota Statutes, Section 469.105.

2. Income Limits. The parties agree and understand that WHALT will sell all Project units to persons or families who meet the income limits established by WHALT, which generally consists of incomes no more than 80% of the areawide median income as determined by the United States Department of Housing and Urban Development. The EDA determines, and Deephaven concurs, that for the purposes of the Project, the income levels established by WHALT constitutes moderate family income within the meaning of Sections 469.002, subd. 18 and 469.012, subd 1i of the HRA Act.

3. Miscellaneous.

(a) Each of the Joint Powers Participants has adopted a resolution granting approval of this agreement. Through the execution of this agreement, each Joint Powers Participant grants final approval to the terms herein.

(b) Except to the extent specifically provided herein, the Joint Powers Participants shall not incur any obligations or liabilities to each other as a result of the Project.

(c) All costs incurred by the Joint Powers Participants in the authorization, execution, delivery, and performance of this Agreement shall be paid by the respective Joint Powers Participants.

(d) This Agreement may be amended by the Joint Powers Participants at any time in writing with approval of their respective governing bodies.

(e) This Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same Agreement.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, duly authorized officers of the Joint Powers Participants have executed this Agreement as of _____ 2005.

ECONOMIC DEVELOPMENT AUTHORITY IN
AND FOR THE CITY OF MINNETONKA

By: _____
Its: President

By: _____
Its: Executive Director

Execution page to the Joint Powers Agreement, dated as of _____, 2005.

CITY OF DEEPHAVEN, MINNESOTA

By: _____
Its: Mayor

By: _____
Its: City Administrator

**ECONOMIC DEVELOPMENT AUTHORITY AND FOR THE
CITY OF MINNETONKA**

RESOLUTION NO. 2005-001

RESOLUTION APPROVING DEEPHAVEN COVE
TOWNHOMES JOINT POWERS AGREEMENT BETWEEN THE
ECONOMIC DEVELOPMENT AUTHORITY IN AND FOR THE
CITY OF MINNETONKA, THE CITY OF MINNETONKA AND
THE CITY OF DEEPHAVEN.

WHEREAS, there has been presented before the Economic Development Authority in and for the City of Minnetonka (the "Authority") a form of Deephaven Coves Townhomes Joint Powers Agreement between the Authority, the City of Minnetonka, and the City of Deephaven (the "Agreement"), setting forth the parties' respective responsibilities in undertaking development of certain affordable owner-occupied housing located in both the cities of Minnetonka and Deephaven; and

WHEREAS, the Authority has reviewed the Agreement and finds that the execution of the same and the Authority's performance of its obligations thereunder are in the best interest of the City and its residents.

NOW, THEREFORE, be it resolved by the Board of Commissioners of the Economic Development Authority in and for the City of Minnetonka as follows:

1. The Agreement, as presented to the Authority is hereby in all respects approved, subject to modifications that do not alter the substance of the transaction and that are approved by the President and Executive Director; provided that execution of the Agreement by such officials shall be conclusive evidence of approval.

2. The President and Executive Director are hereby authorized to execute the Agreement on behalf of the Authority and to carry out, on behalf of the Authority the Authority's obligations thereunder, including without limitation execution of deeds and related documents necessary to carry out the real estate transactions described in the Agreement.

Approved by the Board of Commissioners of the Economic Development Authority in and for of the City of Minnetonka this 10th day of May, 2005.

President

Attest:

Secretary



TO: EDA Commissioners

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

DATE: May 4, 2005

SUBJECT: Staff report for May 10, 2005 EDA meeting

1. Thank you and Good Luck to Paula

The May 10 EDA meeting will be Paula's last meeting, as her family is headed out to North Carolina to join her father after the school year is done in June. We would like to thank her for her time she has put into the EDA over the past two years and wish her good luck at college next year!

2. Crown Ridge

Hopkins School District, CommonBond, and City representatives met on April 20 for the semi-annual meeting to discuss Crown Ridge. As of April 18, 54 of the 64 units were occupied, including all market rate units. At the meeting, the school year programming was recapped, including study buddies, resident council, coffee hour, homework center, and other programs. This summer, Crown Ridge will be having a summer program in the afternoons, as summer school is held in the mornings. Programming will be four days per week. Additionally, the Park and Recreation department will have summer programming at Oberlin Park some afternoons.

3. Minnetonka Boulevard/County Road 101

Staff met with the entire business association on April 19. At the meeting, the association decided on trees and shrubs that they would like to see incorporated into the landscaping plans.

Additionally, the association continued discussion on possibly implementing a special service district for maintenance purposes. The idea is still being explored and a consultant from Hoisington Koegler Group, Inc. that has worked on several of these districts for St. Louis Park will be invited to the next business association meeting to discuss the special service district more in-depth.

4. Shady Oak Road

The next steps in the Shady Oak Road project are: May 17 Joint Minnetonka-Hopkins City Council discussion, and May 24 and May 25 open houses. These meetings will focus on potential redevelopment plans for the remaining parcels from each alternative.

5. Glen Lake

Councilmember Thomas and staff met with business and property owners in Glen Lake on April 19. Approximately 45 people were in attendance for the meeting. Tom Wartman reviewed his plans for redevelopment, and staff also gave updates on the retail market study and Xcel substation. There were many questions and comments; however, the majority of people were supportive of the project.

Proposals for the retail market study were due Monday, May 2, and four were received. Staff is in the process of reviewing the proposals and selecting a consultant to proceed with the study. An update will be given at the EDA meeting on this.

6. Southwest Rail Study Alternatives Analysis

Open houses for the Southwest Rail Study will be held May 10, 11, and 12 (see upcoming events/activities for locations and times). All LRT alignments, plus two Bus Rapid Transit alternatives, and an enhanced bus service alternative will be presented to the public. After the open houses, the Policy Advisory Committee will meet to confirm the alignments to continue to be studied in the Alternatives Analysis study.

7. 2005 affordable housing price limits

The Metropolitan Council has reviewed its affordable housing price limits for ownership and rental for 2005. The owner-occupied price limit will stay at \$193,700. The affordable rental limits for 50 percent area median income increased slightly. They are now:

Efficiency:	\$673
1 Bedroom:	\$721
2 Bedroom:	\$866
3 Bedroom:	\$1,001
4 Bedroom:	\$1,116

Upcoming events/activities

Tuesday, May 10—Southwest Rail Study open house
4:00—7:00pm
Southwest Metro Transit Station (Eden Prairie)

Wednesday, May 11—Southwest Rail Study open house
5:00—8:00pm
Hopkins Depot Coffeehouse

Thursday, May 12—Southwest Rail Study open house
6:00—8:00pm
Kenwood Recreation Center (Minneapolis)

Tuesday, May 17—Joint Minnetonka-Hopkins City Council meeting
Shady Oak Road discussion
5:30—7:30pm
Hopkins City Hall

Tuesday, May 24— Shady Oak Road open house
5:00—7:00 pm
Hopkins Fire Station

Wednesday, May 25—Sensible Land Use Coalition Program
“The Future Northstar Commuter Railroad”
11:30am—1:30pm
DoubleTree Park Place (St. Louis Park)
Please let Elise know by May 17 if you would like to attend

Wednesday, May 25—Shady Oak Road open house
5:00—7:00pm
Hopkins Fire Station

Tuesday, June 14—EDA Meeting
6:00pm
Boards and Commissions Room

Attachments

- EDA Project Update
- Sensible Land Use Coalition May meeting flyer
- Southwest Rail Study open house flyer
- “Condos find a home out in suburbs” *Star Tribune* April 18, 2005
- “They’re Bolder in Boulder” *Planning* June 2004
- Crown Ridge update

Upcoming EDA Meetings
Updated May 4, 2005

Meeting Date Meetings at 6:00pm unless otherwise noted	Item Description	Room/Special Notes
Tuesday, May 10	Regular EDA Meeting	Boards and Commissions <ul style="list-style-type: none"> • Williston Road Senior Housing • Deephaven Cove
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>(Please note the date)</i>	Regular EDA Meeting	Boards and Commissions
Tuesday, October 18	Regular EDA Meeting	Boards and Commissions
Tuesday, November 15 <i>(Please note the date)</i>	Regular EDA Meeting	Boards and Commissions
Tuesday, December 13	Regular EDA Meeting	Boards and Commissions

Items to be Scheduled