

**MINNETONKA ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES**

**May 15, 2006
5:00 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 5:04 p.m.

2. ROLL CALL.

EDA Commissioners present: Liz Bayer, Dave Larson (arrived at 5:13 p.m.), Bunny Robinson, Peter St. Peter, Al Thomas, Tony Wagner, and Bob Walker.

EDA Commissioners absent: Dan Duffy.

Staff present: Ron Rankin and Elise Durbin.

3. APPROVE MINUTES OF APRIL 11, 2006 EDA MEETING.

Thomas moved, Wagner seconded a motion to approve the April 11, 2006 EDA meeting minutes. Robinson, Thomas, Wagner, and Walker voted yes. St. Peter abstained. Motion passed.

BUSINESS ITEMS

4. PURCHASE AND RELOCATION AGREEMENT WITH WEST SUBURBAN ALANO SOCIETY.

Rankin reviewed the background information and said the key points of the agreement are laid out in the staff report. He reviewed how the two lots will be combined and how the new lot split will happen, with the easterly half being constructed as additional parking for Glen Lake Park, and Alano acquiring the westerly half. Rankin said the Planning Commission approved the site and building plan for the addition that Alano will construct, and the council will take action on this item on May 22.

St. Peter said he raised a technical question prior to the meeting that staff will look into.

Robinson moved, Thomas seconded a motion to approve the purchase and relocation agreement with West Suburban Alano Society. All voted yes. Motion passed.

Walker asked how the \$75,000 given to Alano up front will be used and if it will be deducted from their total. Rankin replied Alano will receipt the expenses and the amount spent will be netted out of their total relocation amount.

Walker asked if Alano will construct fencing to screen their property to the north. Rankin said Alano is working on a landscaping plan with the neighbor to the north, including a berm and trees. He said if there is a problem with the proposed screening, Alano will consider constructing a fence.

Thomas asked about the status of the eminent domain on the Zachman property. Rankin said this was in court today and there are no objections to the public use; however, they are still awaiting an appraisal on the property.

Thomas asked if the EDA will be involved with the Pedestrian Plan Committee or if they will see or approve the plans. Rankin responded the first meeting was held on May 3, and another meeting will be held on May 24. He said the EDA will not approve any plans, but staff will keep the EDA involved and report back. Thomas said he wants the EDA to have input in the plan, especially since some TIF monies will be used to finance the improvements.

Thomas requested, once the legislature is finished taking up the matter, an update on eminent domain. Rankin said that can be done.

5. OPUS BUSINESS PARK REDEVELOPMENT.

Rankin said the Opus Business Park and possible future redevelopment is important to talk about because of pending projects, and it will also be the topic of discussion at the training held later this evening. He said staff has identified some topics to be discussed if future redevelopment and expansion are to continue, including land use mix, traffic/utility capacity, possible light rail through Opus, and the low rise/low density of the existing buildings.

Rankin reviewed current projects that are occurring:

- American Medical Systems expansion of 50,000 square feet.
- Opus will keep its corporate headquarters in the business park and construct two new buildings.
- Upper Midwest Allied Gift Association (UMAGA) building—there have been some early discussions about redevelopment of this property.
- Opportunity Partners may vacate and sell their building.
- Time Warner recently completed renovation of an existing building.
- United Health Care is looking at possibly expanding their campus.

Walker asked if Opus has done a master plan for the entire business park. Rankin said no as Opus only owns its own building, and the rest of the properties are owned by others. He said when Opus was creating the business park, only the commercial portions were constructed by Opus and not the residential.

Thomas said the city did a survey to Opus Business Park businesses in the 1990's and asked them questions on traffic. He said the outcome was that the businesses did not want to change the road system. Rankin said the existing roadway system carries a lot of traffic; however, it has pinch points such as the Highway 169/Bren Road intersection. Walker asked if the streets in the Opus Business Park were local. Rankin replied yes.

Robinson asked where the light rail transit (LRT) line might run. Rankin explain where the Opus LRT alternative is proposed, and said there are other alternatives also being studied that would run along the HCRRRA trail. He said while this alternative may be expensive it does provide good service to Opus.

St. Peter commented the land is under-utilized because there are many one-story buildings.

Thomas suggested resurveying the businesses about the road system. Rankin said this will need to be done, but currently the city is having a preliminary traffic study done. Thomas also suggested the survey come from the EDA and cover topics such as traffic flow, the one way system, green space, and other questions. He said it is beneficial to get the feedback. St. Peter said the challenge to a survey like this is to target it at the tenants rather than the property owners.

Walker asked if there is any business association or other collective agency that oversees the businesses. Wagner said no, and Thomas added the Opus name is only a name and they do not own or oversee all of the businesses or properties.

Wagner asked if there is any undeveloped land. Rankin said the undeveloped land in the Opus Business Park either has many topographic challenges or are wetlands.

Rankin commented the trail system has not had proper maintenance. He said an option to look at is to have a special service district in order to address such maintenance costs.

Walker asked if any socio-economic analysis on the LRT has been done. Wagner said this analysis is currently being done and will be completed soon.

Walker asked if Opus constructed the original infrastructure. Rankin said yes and they also developed the land and then sold it. He said this area was originally intended as a mixed-use residential/commercial development, but in the 1980's there was more demand for commercial than residential, so more commercial was built. Rankin said now developers are looking at redeveloping the UMAGA site with residential. He said residential traffic has opposite peak hours than commercial; however, residential has more concerns about density.

Thomas suggested looking at doing a survey to the businesses after the traffic study and further LRT analysis are completed.

Robinson asked why the LRT alternative is not on the highway. Rankin said a Highway 169 LRT alignment was looked at originally; however, this more expensive alternative reaches the major employment centers of Opus and the Golden Triangle area in Eden Prairie better.

Walker asked what the hottest issues around redevelopment of the Opus Business Park are. Rankin replied traffic/roadway capacity, financial costs, mix of land use, and eminent domain.

Thomas asked if there will be a need for a new substation if there is more development. Rankin said possibly, and Thomas asked for staff to check into it.

Thomas inquired if there is any city land. Rankin said the only city land are the wetlands and the easements where the trails are at.

Wagner commented there is a lot of asphalt, and run off will need to be addressed as well.

Walker said if substantial redevelopment is to occur an environmental review may be triggered. He asked if there is any historical significance to the buildings or land in this area. Rankin explained some of the historical uses of the land.

St. Peter said more substantial redevelopment may occur like this throughout the city as the buildings age.

Walker asked how the Metropolitan Council may impact the project. Rankin said they may be interested in the sewer capacities and may provide funds for the LRT.

Thomas asked for the stormwater management plan for this area to be pulled.

6. STAFF REPORT.

Rankin briefly reported on the staff report items including, Glen Lake follow-up, County Road 73/I-394 Park and Ride, Glen Lake Pedestrian Plan committee, the 2006 affordable owner-occupied housing price limits, and upcoming events.

7. OTHER BUSINESS.

The next EDA meeting was announced as Tuesday, June 13 at 6:00 p.m.

8. ADJOURN.

Wagner moved, Thomas seconded a motion to adjourn the meeting. All voted yes. Motion passed. The EDA meeting adjourned at 5:55 p.m. to the joint study/training session.