

**MINNETONKA ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES**

**May 8, 2007
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 6:05 p.m.

2. ROLL CALL.

EDA Commissioners present: Dan Duffy, Peter St. Peter, Al Thomas, Tony Wagner, Bob Walker, and Bill Yaeger.

EDA Commissioners absent: Liz Bayer and Bunny Robinson.

Staff present: Ron Rankin and Elise Durbin.

3. APPROVE MINUTES OF MARCH 13, 2007 EDA MEETING.

Duffy moved, Walker seconded a motion to approve the March 13, 2007 EDA meeting minutes. Duffy, St. Peter, Walker, and Yaeger voted yes. Thomas and Wagner abstained. Motion passed.

4. ELECTION OF OFFICERS.

Walker moved, Wagner seconded a motion to nominate Peter St. Peter as President and Dan Duffy as Vice President.

Thomas moved, Duffy seconded a motion to nominate Peter St. Peter as President and Bob Walker as Vice President.

Thomas moved, Wagner seconded a motion to close the nominations. All voted yes. Motion passed.

All voted no on the motion for Peter St. Peter as President and Bob Walker as Vice President. Motion failed.

Thomas, Wagner, Walker and Yaeger voted yes on the motion for Peter St. Peter as President and Dan Duffy as Vice President. Duffy and St. Peter abstained. Motion passed.

BUSINESS ITEMS

5. DISCUSS PLANS FOR THE HOUSING COMPONENT OF THE COMPREHENSIVE PLAN UPDATE.

Rankin said the comprehensive plan update process is underway, and the steering committee has already held two meetings and will take a bus tour of the city in May. He said the planning for the housing component of the comprehensive plan has also started, and the EDA will be invited to the steering committee meetings when housing is discussed, the first being July 19.

Rankin referred Commissioners to the Contract for Professional Services from Maxfield Research. He said Maxfield will provide background information to help with the housing component of the comprehensive plan update. Rankin said in 2002, Maxfield provided a lot of information, but less insight—something that needs to be better addressed this time. He said the discussion staff would like to have with the EDA is to talk about what questions the EDA would like Maxfield to answer. Rankin reviewed the questions proposed in the report, and Commissioners for their questions.

St. Peter asked if there had been any follow-up on the ability to give preferences to seniors in new higher density developments in order to free up their single-family homes. Rankin said no follow-up had been done with the City Attorney, and he said what he has heard from developers is that they try to do a local preference first when marketing; however, they must abide by fair housing laws.

Wagner said a question he would like to have answered is as the demographics change, what will drive younger families into Minnetonka.

Wagner said there is a proposed development in his ward, in an area the EDA identified in 2002 for housing opportunities, and he asked if the areas the EDA identified still make sense. St. Peter replied that these areas are only a limited number of selected sites, and said perhaps the EDA should become more proactive. He stated a conclusion from the Maxfield research done in 2002 was if you build it they will come. Rankin reviewed the areas toured by the EDA in 2002.

Walker listed several questions he would like answered:

- What are other cities doing (Benchmarking)?
- How many households will be transitioning from older residents in the next five to ten years?
- What retail will improve the ability to grow households?
- Benchmark the market values of retail/commercial, office, and industrial to other cities.

Rankin reviewed that as part of Maxfield's research they will be benchmarking with Edina, Eden Prairie, Plymouth and St. Louis Park. Wagner suggested benchmarking with a community on the east side of the metropolitan area.

Walker also asked how the city can financially encourage higher density. Thomas said the community survey results show that higher density is not well supported. Thomas asked if the city wants higher density, lower density or both.

Wagner suggested looking over the decades to see how the city's demographics have changed, and asked what does the city want its demographics to look like in the future. Rankin responded that demographics will determine what happens with housing.

Thomas said on some developments, the city has gone in the opposite direction that what residents may have wanted, and he asked if this is appropriate.

St. Peter said from the information that the EDA received at the April 18 event, Minnetonka is approximately four to six years older than the average state data. Wagner said a comment he often hears is that Edina aged. St. Peter said that Edina and St. Louis Park were similar cities in the 1980's; however, they are different 20 years later due to the type of housing they provided.

Duffy said strong schools will attract young families, and the school districts that serve Minnetonka are strong. He asked if strong schools make housing less affordable. Walker said enrollments are already declining in some of the school districts.

St. Peter said from what he has seen point of sale inspections and other similar policies have kept smaller homes more affordable. He asked to find out what the impact of such policies has been.

Rankin asked if Commissioners have any questions about senior housing. St. Peter said one type of housing that seems to be lacking is single-level living versus multi-level living for higher density townhouses.

Walker said a city in Texas imposed a population cap and wondered if any metropolitan cities or cities in Minnesota have done this.

Wagner asked if there is such things as an ideal demographic mix, how do we identify what it is, and how do we get there. St. Peter asked if there are other areas that have achieved this mix.

St. Peter suggested it will be helpful to have GIS data on the age of the housing stock.

Walker asked if there are any milestones that have driven the city to become what it is today, for example: recessions, Ridgedale development, and freeways.

Wagner asked what will keep corporations in the city. Rankin said staff has been talking with Eden Prairie staff about bio-businesses. He said Minnetonka is fortunate to have good businesses with good paying jobs.

Duffy said he anticipates transit will have a huge impact in the future. He asked what impact the transit/transportation network will have on housing. Rankin said the city's network of highways is currently an advantage.

Duffy said the Metropolitan Council focuses on affordable housing, but the city may also want to look at senior housing. He asked where senior housing can be built. Rankin said developers are saying the condominium market is soft, but there is a need for senior housing in Minnetonka, so there's more interest now in senior co-ops. He also said there are several larger and national developers that are looking for campus settings.

Rankin said the EDA is asked to attend the July 19 steering committee meeting where housing will be discussed further.

6. Staff Report.

Durbin reviewed the staff report items including Glen Lake, Homes Within Reach, Shady Oak Road, 2007 affordable housing price limits, and upcoming events.

St. Peter recapped the April CURA Housing forum he attended that focused on Brooklyn Park's rental housing policies.

7. Other Business.

The next meeting was announced as Tuesday, June 12. Wagner suggested if Crown Ridge is the only item on the agenda for the June 12 meeting, then the meeting should be held at Crown Ridge or the West Ridge Pavilion.

8. Adjourn.

Thomas moved, Wagner seconded a motion to adjourn. All voted yes. Motion passed. The meeting adjourned at 8:01 p.m.