

**MINNETONKA ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES**

**May 13, 2008
6:00 p.m.**

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

Prior to the start of the meeting, the EDA and staff met in the Lakewinds Natural Foods parking lot at Minnetonka Blvd. and Co. Rd. 101 and toured the area to look at and discuss the public and private improvements that were made at that intersection. After the tour, the meeting was held in the Boards and Commissions Room, Minnetonka City Hall.

1. CALL TO ORDER

EDA President Peter St. Peter called the meeting to order at 6:31p.m.

2. ROLL CALL

EDA commissioners present: Peter St. Peter, Dan Duffy, Bunny Robinson, Tony Wagner, Brad Wiersum, Bill Yaeger

EDA commissioners absent: Ellen Weishar Cousins

Staff Present: Ron Rankin, Julie Wischnack, Elise Durbin, Stephanie Scott-Sims

3. APPROVE MINUTES OF MARCH 17, 2008 MEETING

Wiersum moved, Yaeger seconded a motion to approve the March 17, 2008 meeting minutes. All voted yes. Motion passed.

BUSINESS ITEMS

4. ELECTION OF OFFICERS

Robinson moved, Wagner seconded a motion to elect Peter St. Peter as President and Dan Duffy as Vice President. All voted yes. Motion passed.

5. DISCUSSION ON ECONOMIC DEVELOPMENT COMPONENT OF THE COMPREHENSIVE PLAN UPDATE

Rankin introduced the item stating that enclosed in the agenda packet was a draft copy of the economic development and redevelopment component of the comprehensive plan update for EDA review and discussion. Durbin and Scott-

Sims presented the main points of the component. Commissioners discussed the draft.

Wagner asked whether staff knows the next largest city that people work in. Wiersum stated that there are likely less people in the Minnetonka labor force because Minnetonka has more seniors and one-income families than cities that have more families and dual incomes, such as Eden Prairie and Plymouth.

Wiersum stated that businesses should include a plan for staggered work shifts in their TDM plan. In the Ridgedale/I-394 corridor, TOD is important and it is important to have some objectives for TOD and walkability.

Wagner requested more information on where "transit corridors" should be located.

Wiersum stated that the plan should have more on traffic demand management (TDM).

Duffy stated that the plan should include bikeability as well as walkability, especially in Opus.

Wagner asked whether the city should take a more active role in recruiting businesses or whether the market should decide where businesses go.

St. Peter stated that the city should be more proactive in determining the mix and type of development that should occur in order to get more service commercial businesses to locate near housing, especially in Ridgedale and the Westridge Market area.

Wiersum stated that if the city were not more proactive in planning for businesses, a hodgepodge of nice buildings in commercial areas like at Minnetonka Blvd/Co. Rd. 101 may occur. Areas like these have a lot of potential. The city should make its vision/goals for commercial areas known to developers and business owners.

St. Peter asked why Shady Oak Rd. was not mentioned in the draft. Wischnack stated because most of the commercial area on Shady Oak Rd. is in Hopkins, and also that a station area study for the LRT will be occurring soon.

Duffy stated that the city should give incentives and/or encouragement to reach its goals.

Robinson asked for a definition of Minnetonka's identity. Minnetonka's commercial districts are all different without uniformity. There is no downtown like in Hopkins. Wiersum stated that the variations in the commercial districts make both the districts and their surrounding neighborhoods distinctive and

unique.

Wiersum stated that it is good for the city to do business outreach and to let businesses know that they are important and that the city values them.

Wiersum asked how the city could be more proactive in promoting “green” and sustainability, especially purchasing goods and services from local businesses.

St. Peter stated that the city could provide a forum for online networking for businesses.

Duffy stated that the city should encourage sustainability for new construction and redevelopment design.

St. Peter stressed the connection of retail and service commercial to housing and health care facilities.

Wagner asked what level of communication does the city have with corporate headquarters located in Minnetonka and how can the city get them involved in planning and sponsoring events. Yaeger stated that now would be a good time to do this, coinciding with the comprehensive plan update.

Wiersum mentioned the idea of doing an idea session with key city officials to discuss business outreach.

St. Peter mentioned that the concept of housing preservation is missing in both this chapter as well as the Housing chapter.

6. STAFF REPORT

Scott-Sims reviewed the staff report items including Opus Station Area Study, Southwest LRT DEIS Study, LEED Article, Glen Lake Streetscaping and The Exchange Building update, HRA Levy, and upcoming events.

Commissioners discussed The Exchange Building and requested that staff monitor and provide the EDA with the number of rented units and market rate rents for the residential and commercial units.

7. OTHER BUSINESS

8. ADJOURN

Duffy moved, Robinson seconded a motion to adjourn the meeting. All voted yes. Motion passed. The meeting adjourned at 8:35 p.m.